



DEVELOPMENT SERVICES

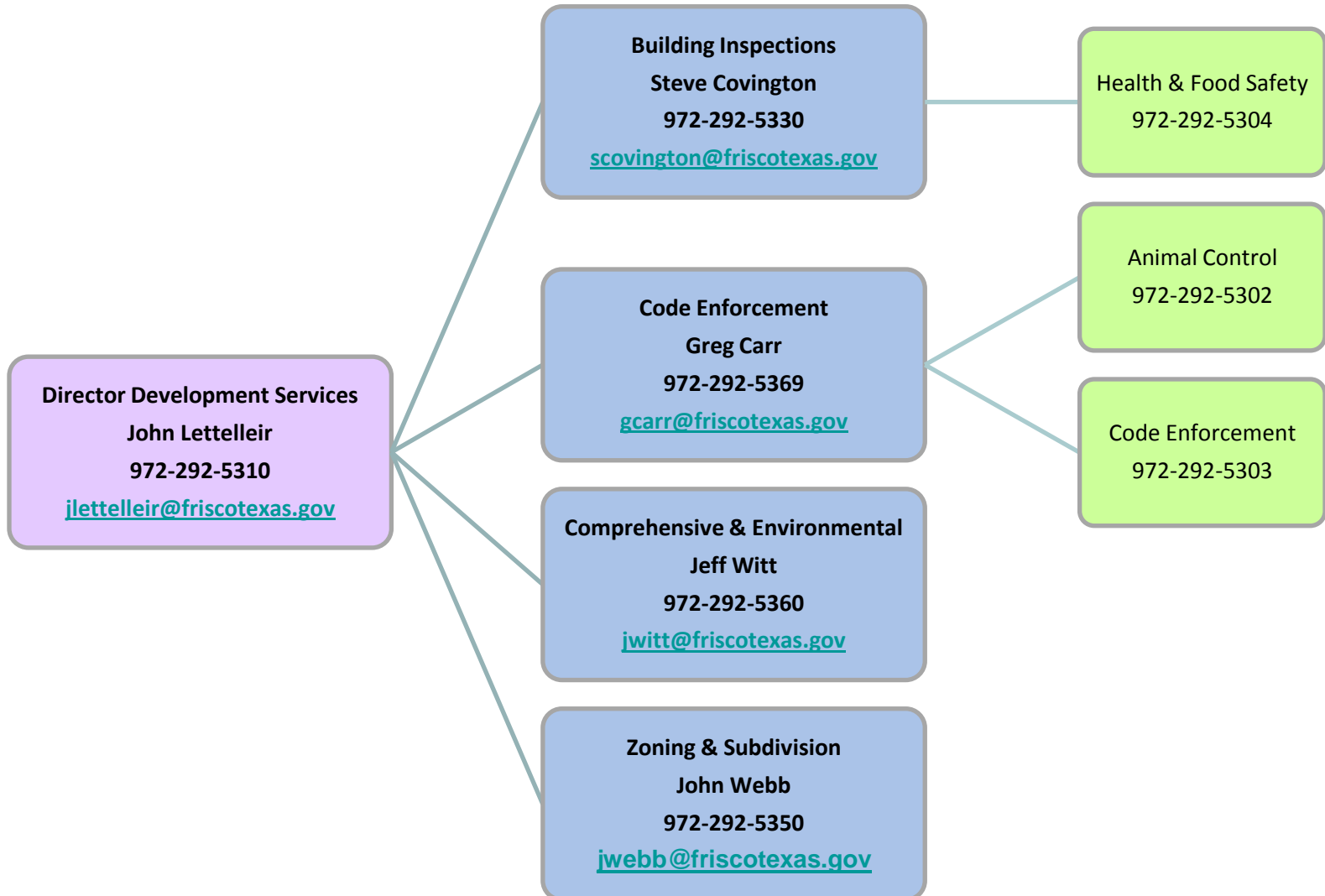
CITY HALL 101

September 19, 2011



Development Services

ORGANIZATIONAL CHART





Development Services

Department Divisions

- Comprehensive & Environmental
- Zoning & Subdivision
- Building Inspections
- Code Enforcement & Animal Control



Development Services

Comprehensive & Environmental Division



Comprehensive & Environmental

Responsible for Comprehensive Plan,
Environmental and Special Projects



Comprehensive & Environmental

Comprehensive Plan consists of:

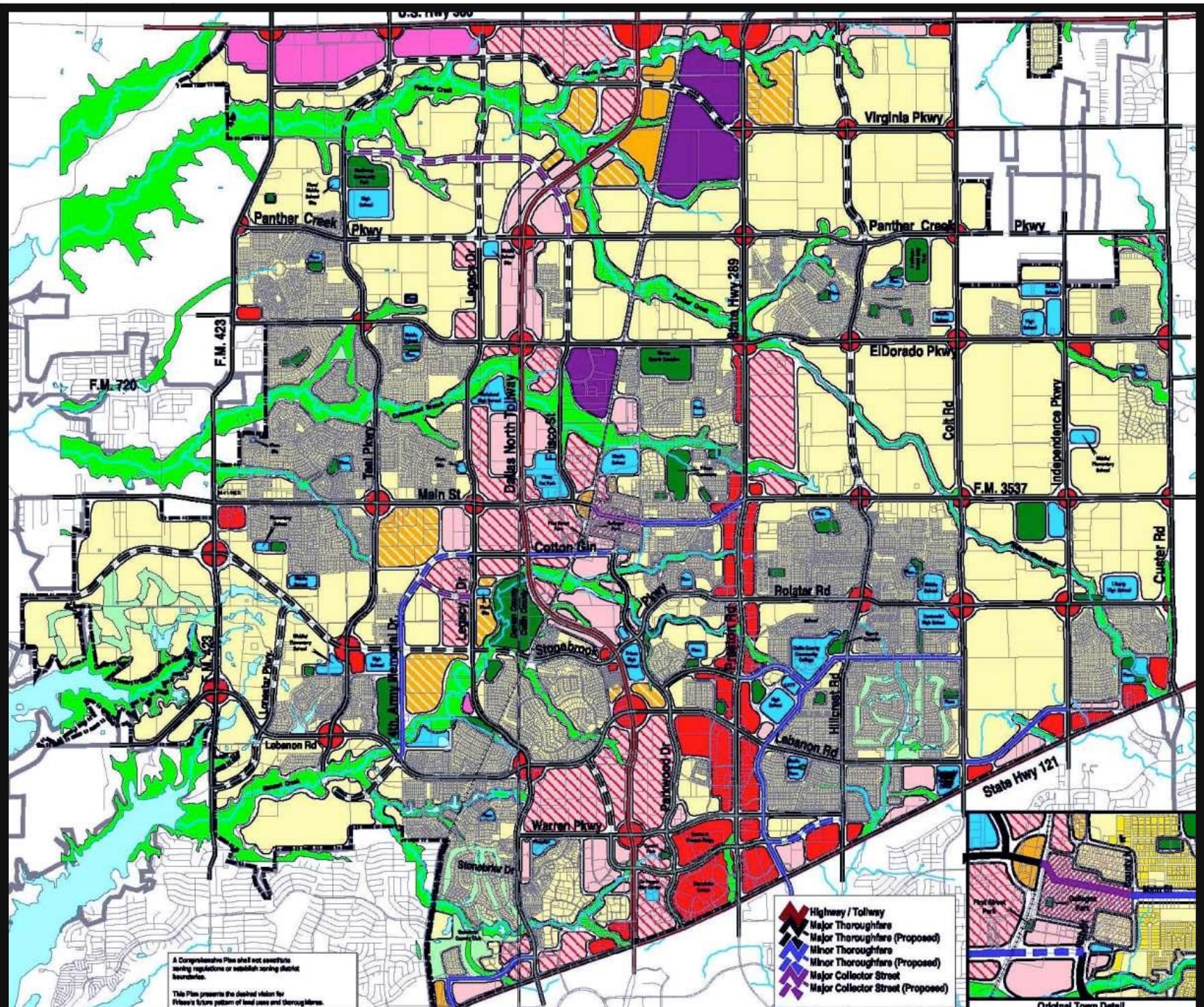
1. Future Land Use Plan (FLUP)
2. Thoroughfare Plan (T-Plan)
3. Parks and Open Space Plan
4. Policies for Future Development



Comprehensive & Environmental

The Comprehensive Plan

- Required by Charter
- Used to evaluate zoning requests
- Addresses zoning of annexed or rezoning of existing land in the City
- Does not change existing zoning

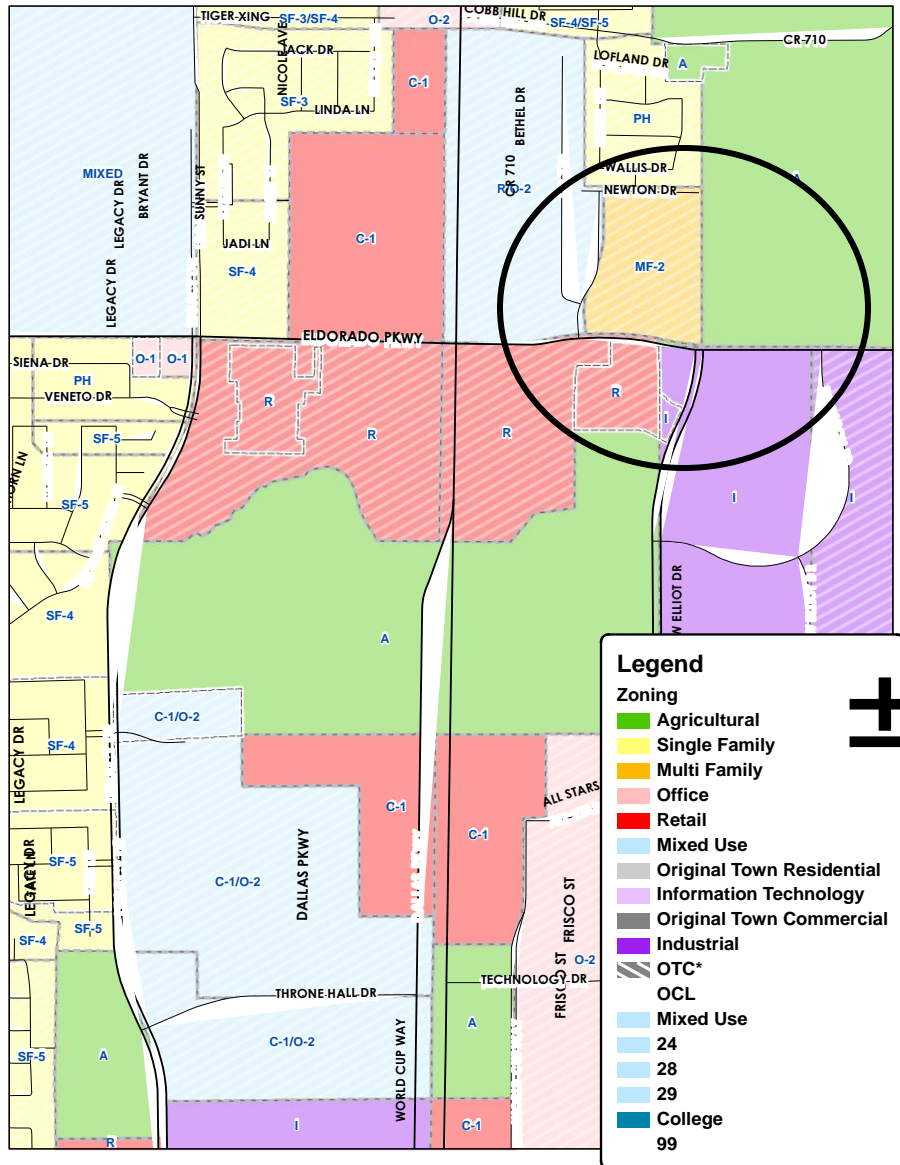




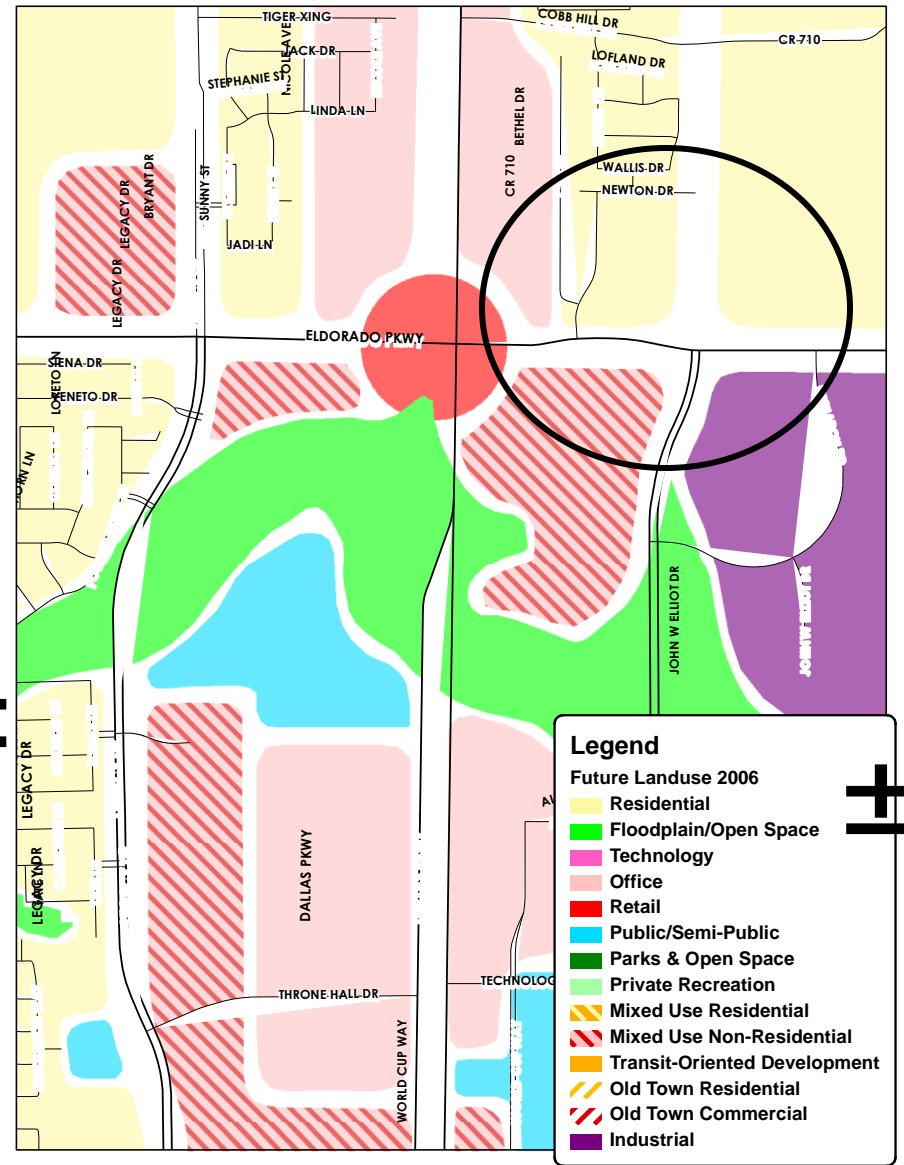
Comprehensive & Environmental

- **Recommends policies for the long-term sustainability of the City**
 - Open space
 - Diversity of housing
 - Travel (roads & transit)
 - Commercial design
 - Evolving demographics
 - Nature
 - Fiscal
 - Residential design
 - Neighborhoods

Zoning Map



Future Land Use 2006 Map



Applicable to New Zoning Cases

Table 5-2
Tiered System of Evaluation for New Developments Based on Location & Size

| Characteristics | Small Tracts, Under 20 Acres | | Medium Tracts, 20 to 30 Acres | | Large Tracts, Over 30 Acres | |
|---|----------------------------------|--------------------------------------|----------------------------------|--------------------------------------|----------------------------------|--------------------------------------|
| | Adjacent to Existing Development | Not Adjacent to Existing Development | Adjacent to Existing Development | Not Adjacent to Existing Development | Adjacent to Existing Development | Not Adjacent to Existing Development |
| Landscaped Entryway | + | + | + | + | + | + |
| Connected to the City Trail System | + | + | + | + | + | + |
| Internal Trails | O | O | + | + | + | + |
| A Minimum Range of Housing Types | O | + | + | + | + | + |
| A Minimum Amount of Workforce Housing | | | + | + | + | + |
| A Minimum Variety of Lot Sizes | | | O | + | + | + |
| All Housing Units Within 800 Feet of Open Space ⁽¹⁾ | + | + | + | + | + | + |
| Neighborhood-Oriented Open Space | O | + | O | + | + | + |
| Provides Pedestrian and Street Connections to Adjacent Development (Existing or Future) | + | + | + | + | + | + |
| Integrated Street Design Concepts ⁽²⁾ | O | O | O | + | + | + |
| Protects Existing, Quality Natural Areas | + | + | + | + | + | + |

Legend: + Required,

Blank Not Required,

O Optional, where possible, and may be required by the City

⁽¹⁾ This may not be feasible in neighborhoods with residential lots that are one-half acre or more in size, and therefore, such lots may be exempted from this characteristic.

⁽²⁾ Includes elements such as cohesive lighting design, cohesive signage, brick pavers at intersections and pedestrian crossings, curvilinear streets, etc.



Comprehensive & Environmental

Environmental

Comprehensive & Environmental

What makes up Environmental?

- Green Building
- Stream protection / restoration
- Ecological topics



Comprehensive & Environmental

Why do we need to address?

- Quality of life
- Rapid rate of development
- Once opportunity lost, it is expensive and/or impossible to address later
- Holistic approach (interrelatedness)



Comprehensive & Environmental

Special Projects



Comprehensive & Environmental

Benefits of Special Projects

- Manage Growth
- Less environmental impact
- Better use of infrastructure
- Sustain property values
- Quality of life



Comprehensive & Environmental

Questions?



Development Services

Zoning & Subdivision Division



Zoning & Subdivision

Responsibilities include:

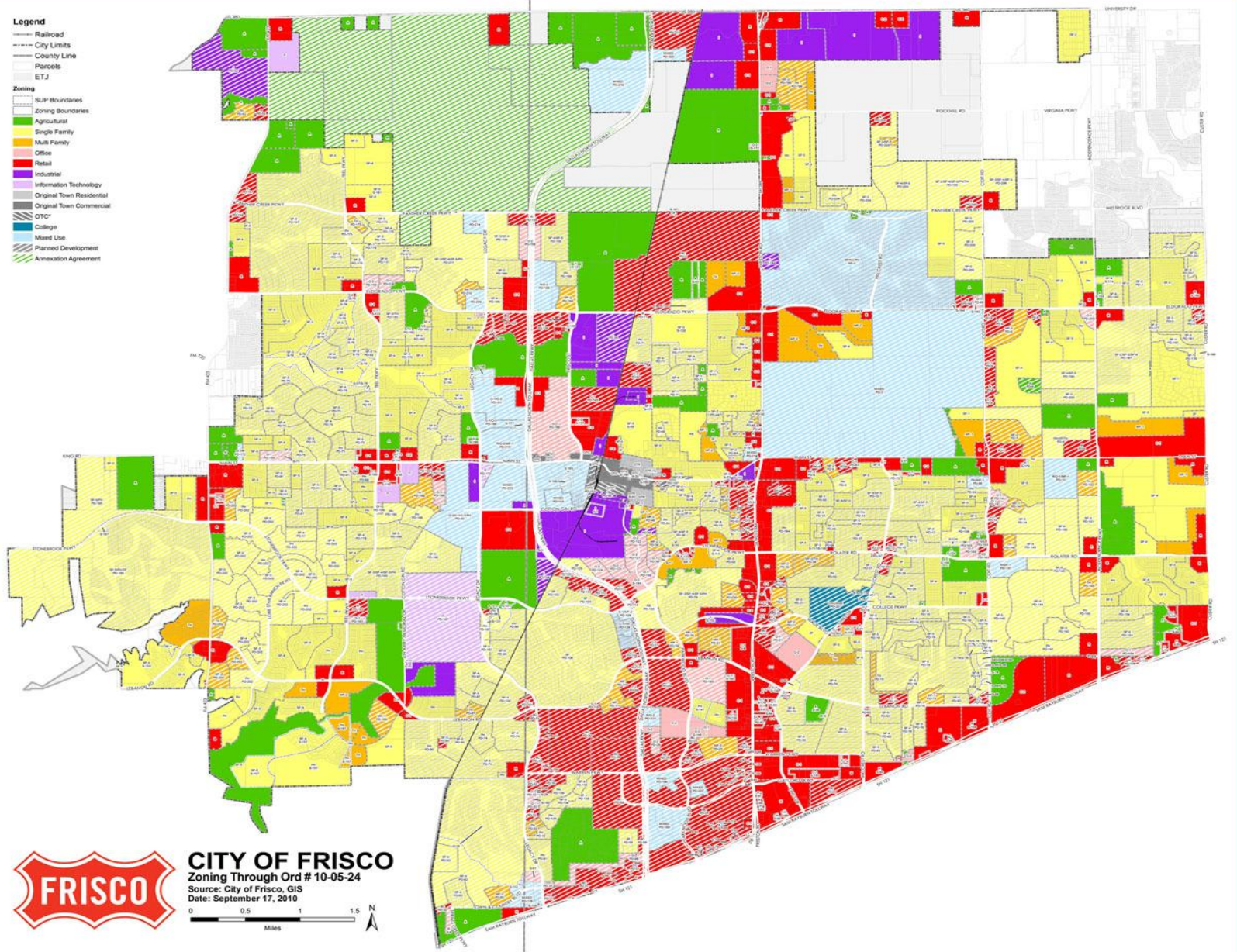
- Reviewing plans for conformance to the City's Zoning Ordinance and Subdivision Ordinance
- Coordinating the Development Review Committee meeting with Engineering Services, Traffic, Parks & Recreation, Fire, Building Inspections, and Public Works
- First point-of-contact for potential developments
- Prepare staff reports to Planning & Zoning Commission regarding development plans and amendments to the Zoning Ordinance and Subdivision Ordinance

Zoning & Subdivision

Zoning Ordinance establishes requirements for each district, such as:

- Allowable uses
- Development standards
 - Set backs
 - Lot size
 - Height
 - Landscaping
 - Parking
- Review and approval of development

- Legend**
- Railroad
 - City Limits
 - County Line
 - Parcels
 - ETJ
- Zoning**
- SJP Boundaries
 - Zoning Boundaries
 - Agricultural
 - Single Family
 - Multi Family
 - Office
 - Retail
 - Industrial
 - Information Technology
 - Original Town Residential
 - Original Town Commercial
 - OTC*
 - College
 - Mixed Use
 - Planned Development
 - Annexation Agreement





Zoning & Subdivision

Subdivision Ordinance establishes development standards for:

- Subdivision of property into lots and blocks
 - Access
 - Street extension
 - Lot orientation toward public parks
 - Major Creek Ordinance
 - Review and approval of plats
- Establishes standards for streets and utilities
- Provides means by which the City acquires land for parks and streets, and by which ISD's acquire land for schools



Zoning & Subdivision

Planning & Zoning Commission

- Citizens appointed by City Council
- Recommendation body for legislative items, such as zoning changes, specific use permits, and amendments to the Zoning Ordinance and Subdivision Ordinance
- Approval of administrative items - plats and site plans
- Administrative approvals are appealed to City Council by:
 - Applicant
 - Four (4) members of City Council
 - Director of Development Services

Note: Simple majority by City Council to approve administrative items



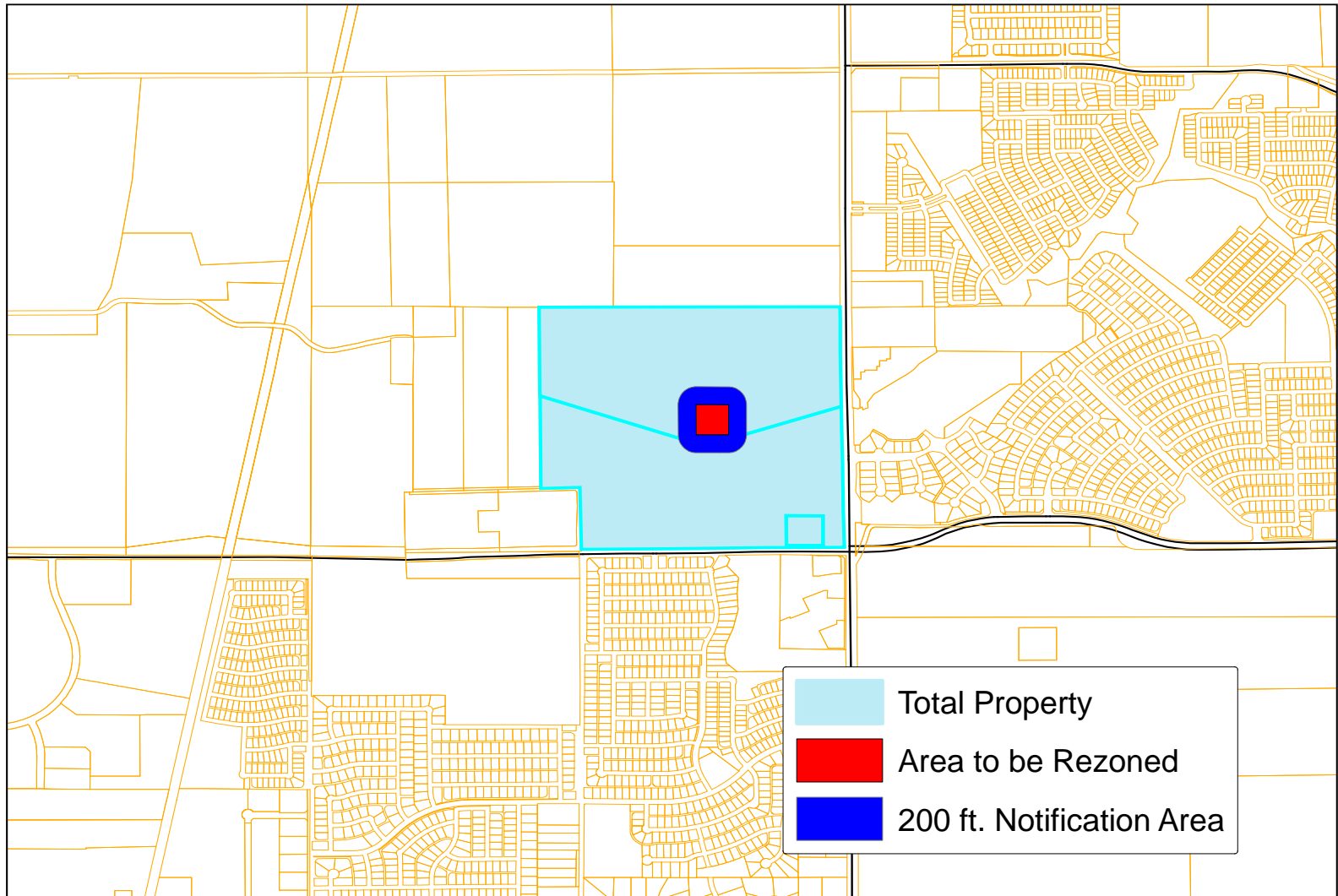
Zoning & Subdivision

Zoning Change Notification

Notification required for property owners within 200 feet of boundary area to be rezoned.

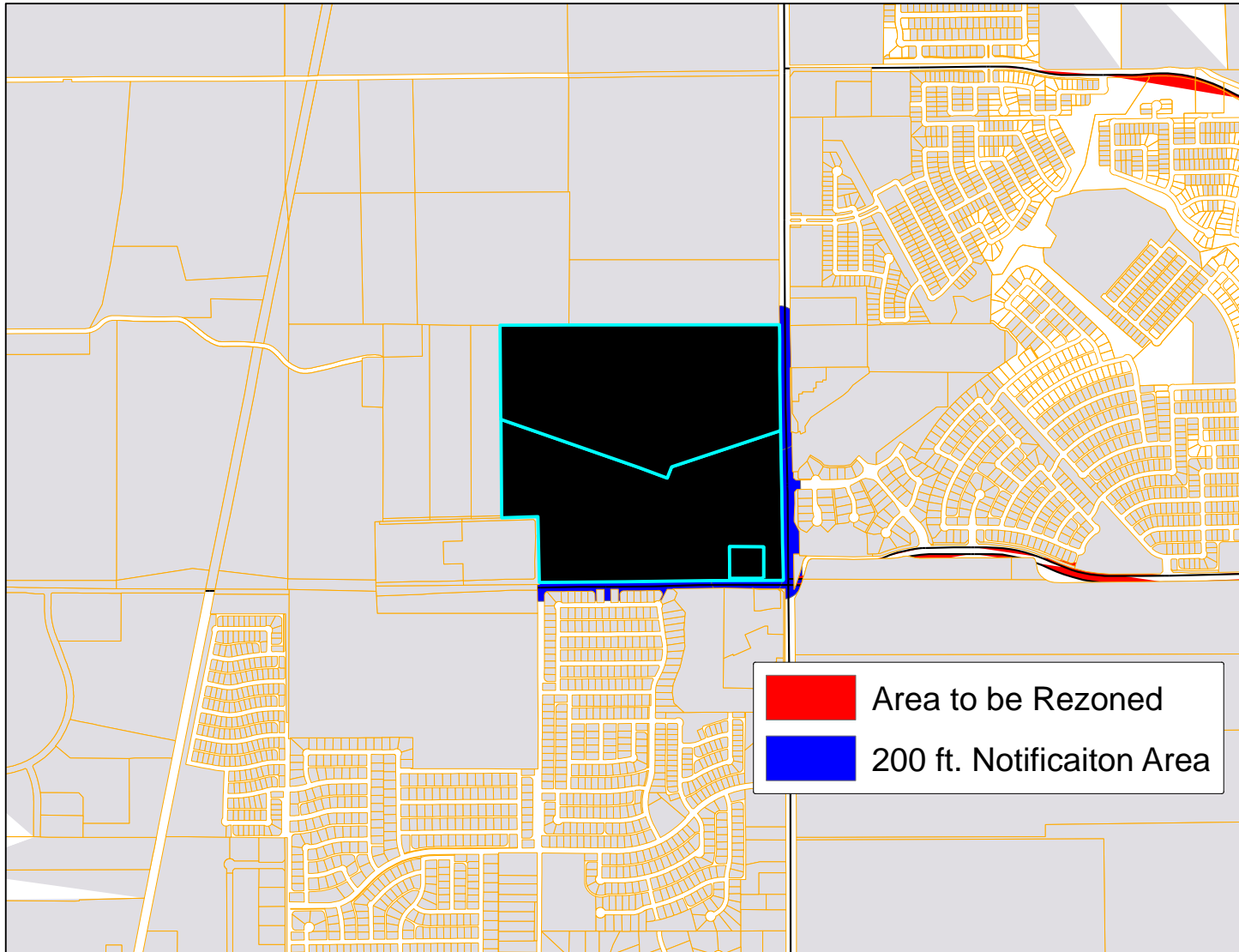
Example 1

Regardless of the total property owned, only the portion that is being considered for rezoning is considered when sending notification to property owners within 200 feet of the zoning request.



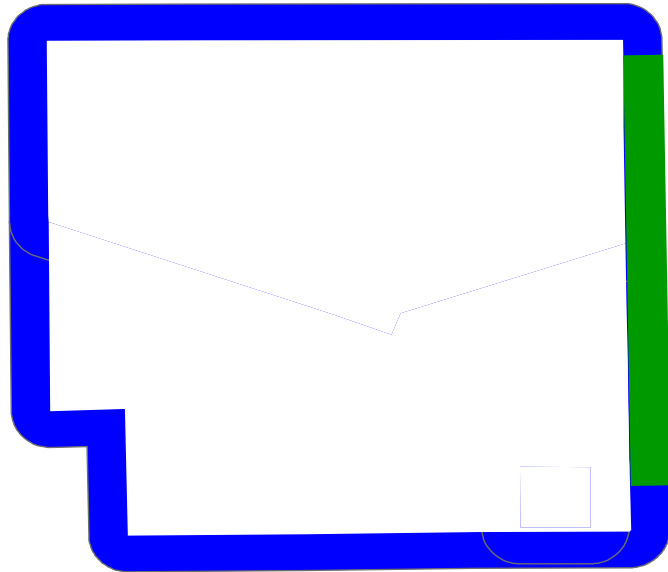
Example 2

If the entire property is being considered for rezoning then the 200 foot notification area is applied to the total property.



Opposition Requirements

In order for the opposed property owners to trigger a 3/4th vote by City Council to approve the re-zoning, those opposed must own at least 20% of the property/land area within the 200 feet notification area. Ownership is based on the last City Council approved tax roll. The 3/4 vote applies only to City Council and not to the Planning & Zoning Commission.



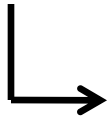
20% Opposed



ZONING PROCESS

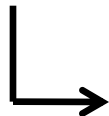
Applicant & staff conduct a pre-submittal meeting to provide overview of development request/identify issues

March 9



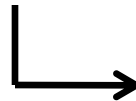
**Applicant meets with surrounding HOA's.
Formal application submitted.**

March 28



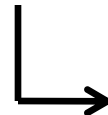
Zoning proposal and exhibits are reviewed by City staff. Comments are returned to developer. Developer has approximately 1 week to return updated exhibits.

April 6



Developer submits updated exhibits.

April 12

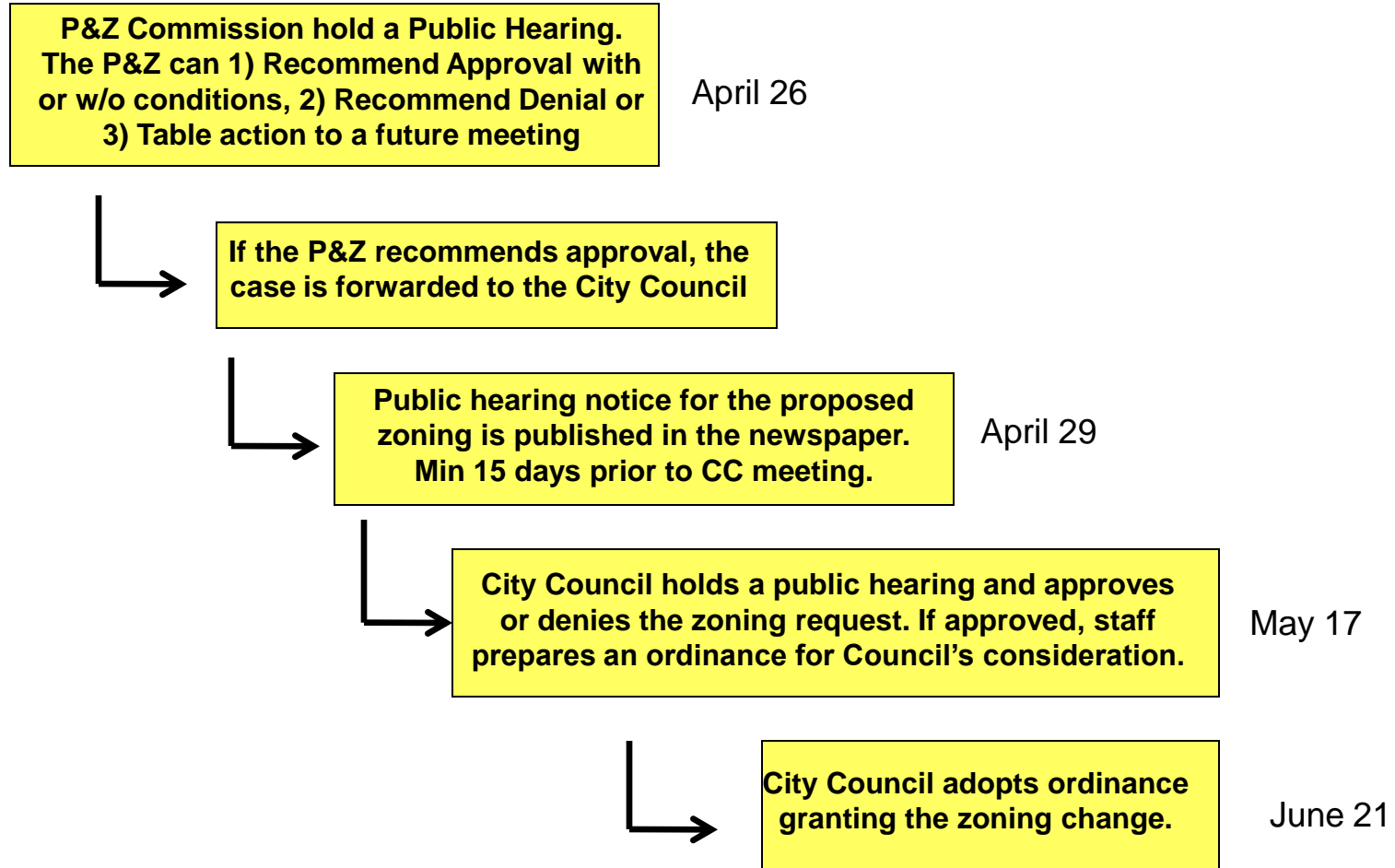


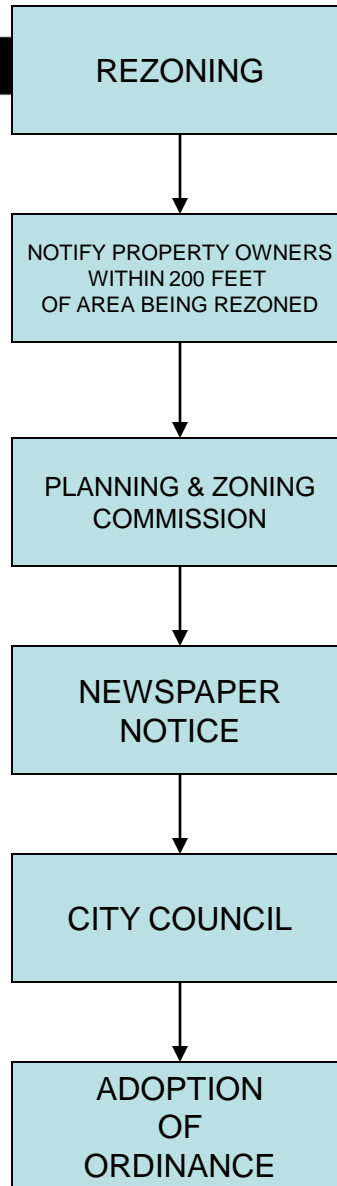
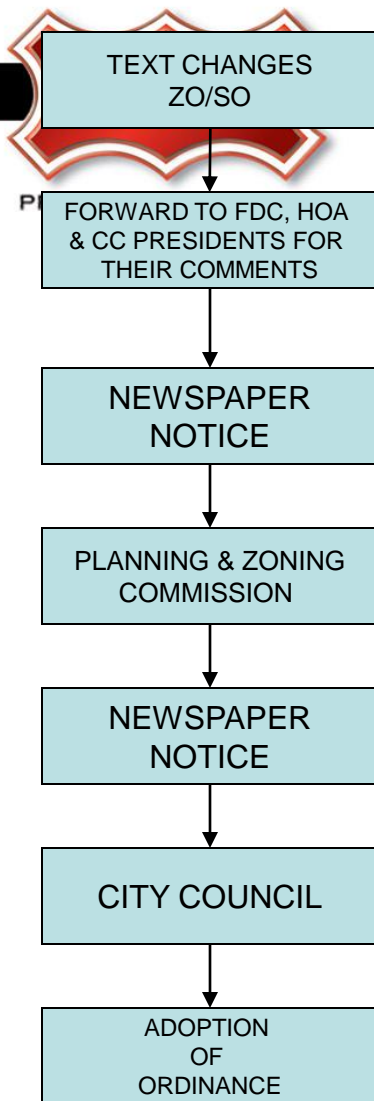
Zoning case is scheduled for a Planning & Zoning Commission meeting. Public Hearing notices are sent to property owners within 200 feet, min 10 10 days prior to the meeting. "Proposed Zoning Sign" is placed on property.



April 15

ZONING PROCESS





PUBLIC HEARING PROCESS

Cases denied by the Planning & Zoning Commission may be appealed to City Council. A $\frac{3}{4}$ majority of the City Council Or 4 members of the council whichever is greater is required to overturn the Planning & Zoning Commission's denial on zoning cases.

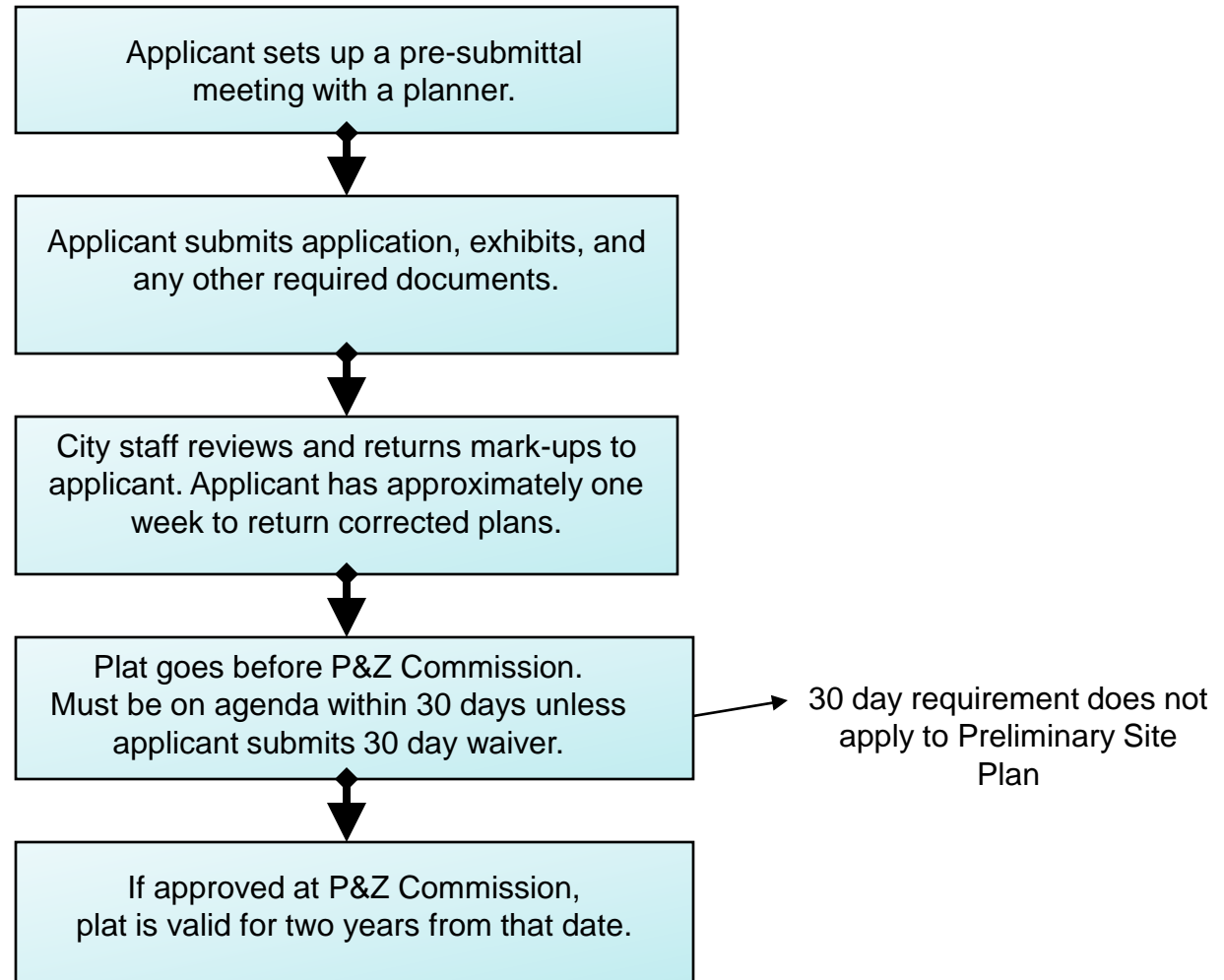
Legend

FDC = Frisco Developers Council
 HOA = Home Owners Association
 CC = Chamber of Commerce
 ZO = Zoning Ordinance
 SO = Subdivision Ordinance

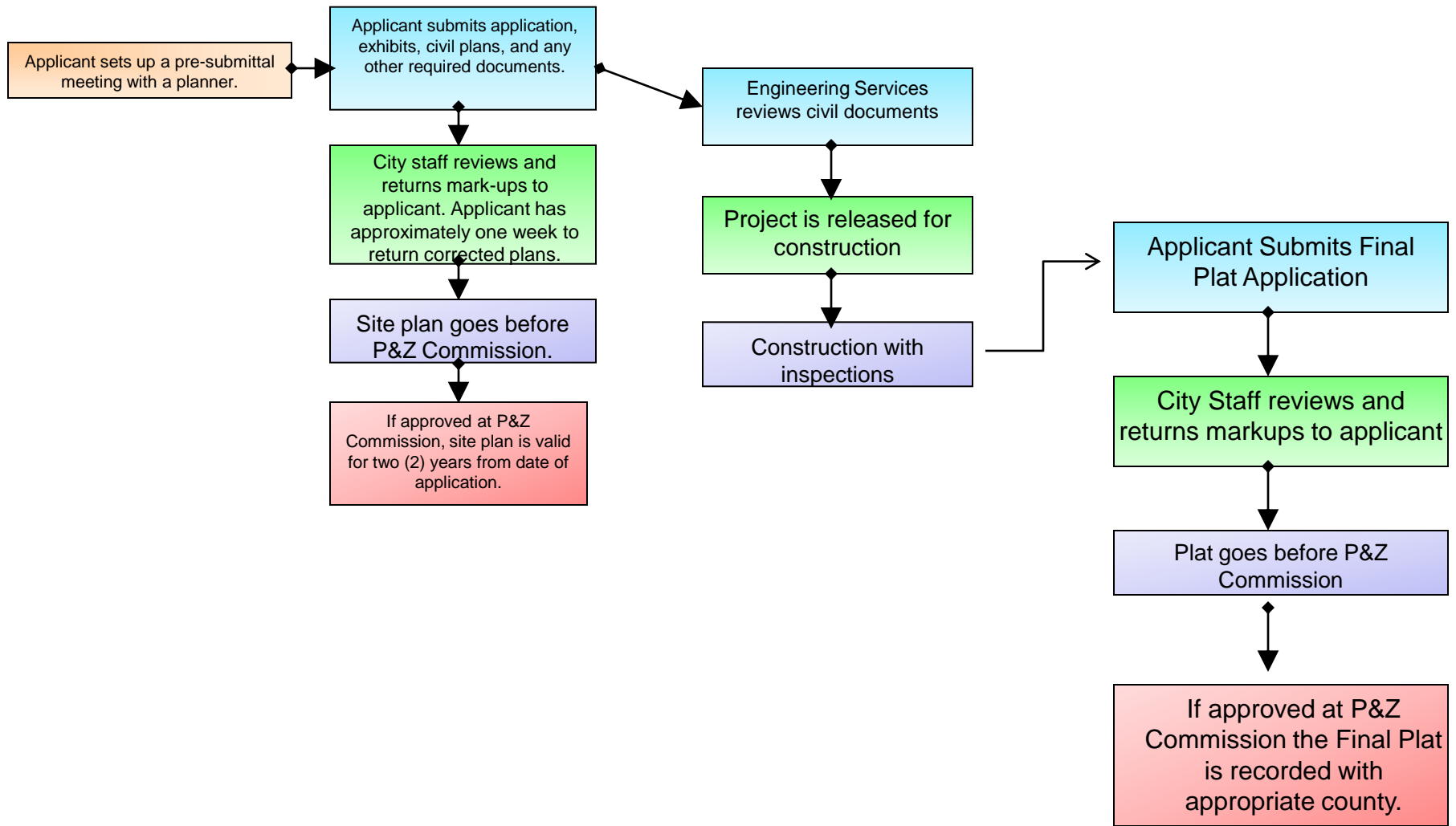


PROGRESS IN MOTION

PRELIMINARY PLAT AND PRELIMINARY SITE PLAN PROCESS



FINAL PLAT AND SITE PLAN PROCESS



- **Proper Site Planning Reduces the Risk of Unintended Development Consequences**





Zoning & Subdivision

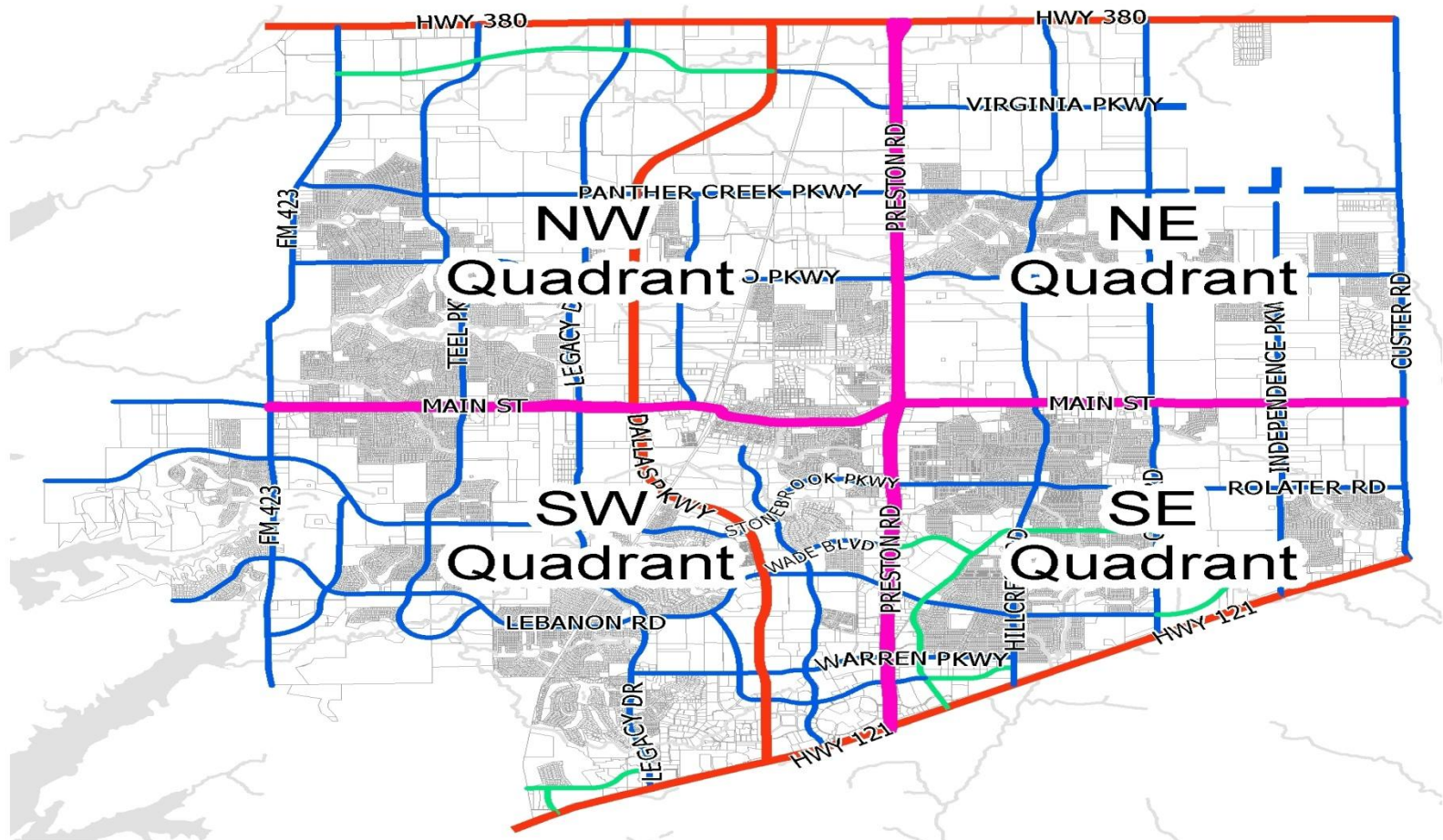
Recent Submittals

Submittal Summaries are posted monthly for all new zoning and development applications and their locations.

www.friscotexas.gov

- *“Departments”*
- *“Development Services”*
- *“Zoning & Subdivision”*
- *“Recent Submittals”*

Submittal Map Quadrants

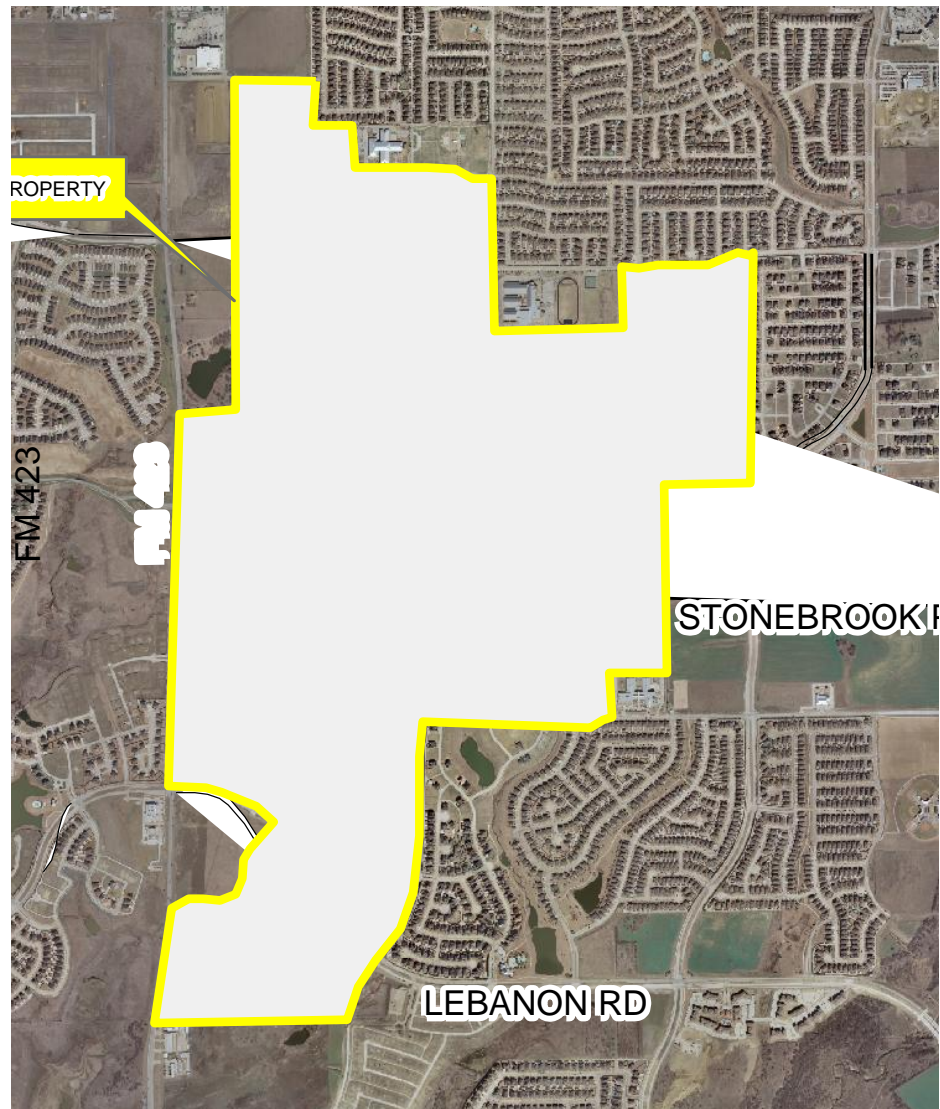




Recently Approved Development Applications

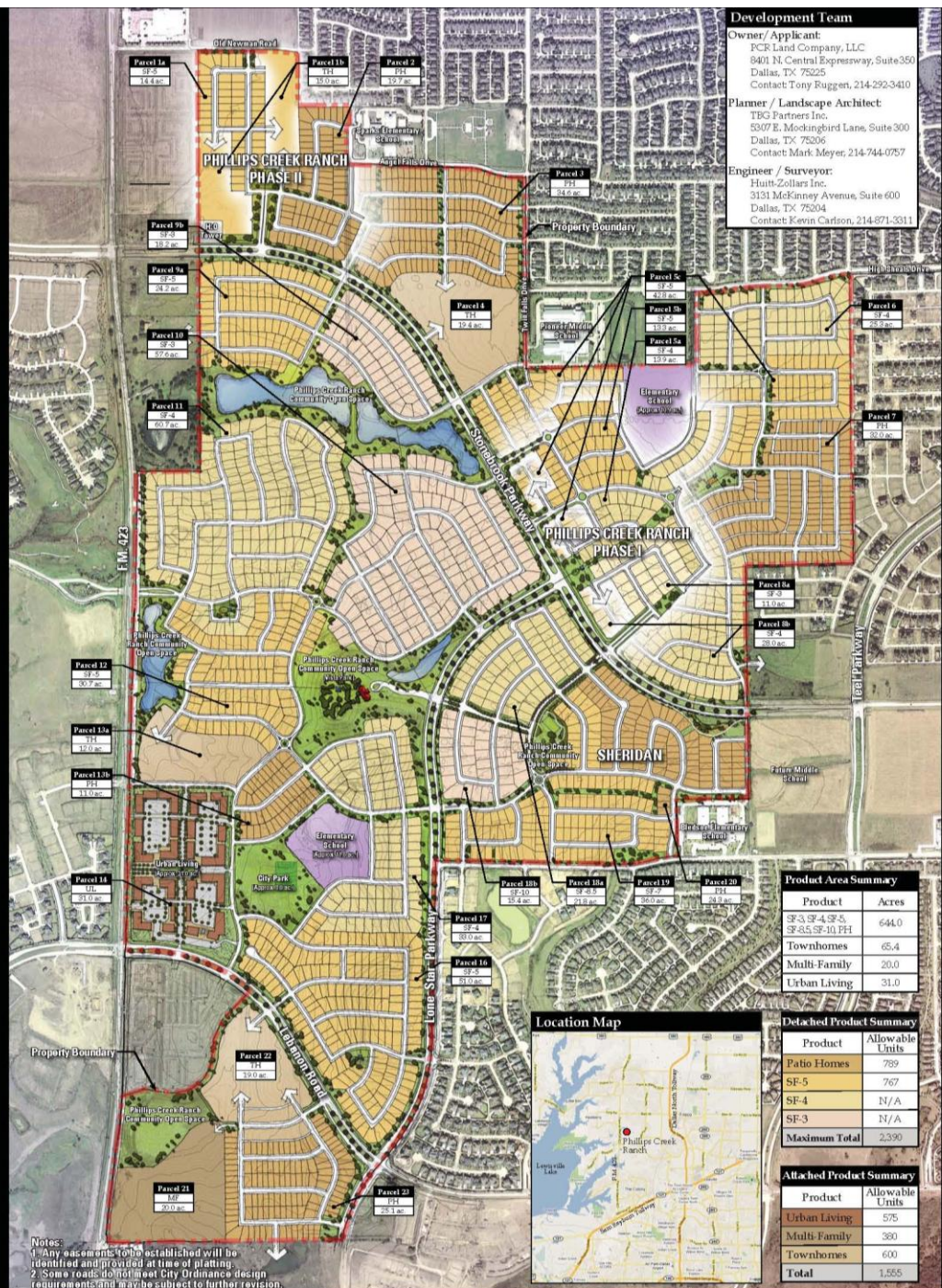


Phillips Creek Ranch





PROGRESS IN MOTION



Development Team
Owner/ Applicant:
 PCR Land Company, LLC
 6401 N. Central Expressway, Suite 350
 Dallas, TX 75225
 Contact: Tony Ruggeri, 214-292-3410
Planner / Landscape Architect:
 TEG Partners Inc.
 5307 E. Mockingbird Lane, Suite 300
 Dallas, TX 75206
 Contact: Mark Meyer, 214-744-0757
Engineer / Surveyor:
 Huitt-Zollars Inc.
 3131 McKinney Avenue, Suite 600
 Dallas, TX 75204
 Contact: Kevin Carlson, 214-871-3311

Product Area Summary

| Product | Acres |
|------------------|-------|
| SF-3, SF-4, SF-5 | 644.0 |
| SF-4S, SF-10 PH | 65.4 |
| Townhomes | 20.0 |
| Multi-Family | 31.0 |

Detached Product Summary

| Product | Allowable Units |
|----------------------|-----------------|
| Patio Homes | 789 |
| SF-5 | 767 |
| SF-4 | N/A |
| SF-3 | N/A |
| Maximum Total | 2,390 |

Attached Product Summary

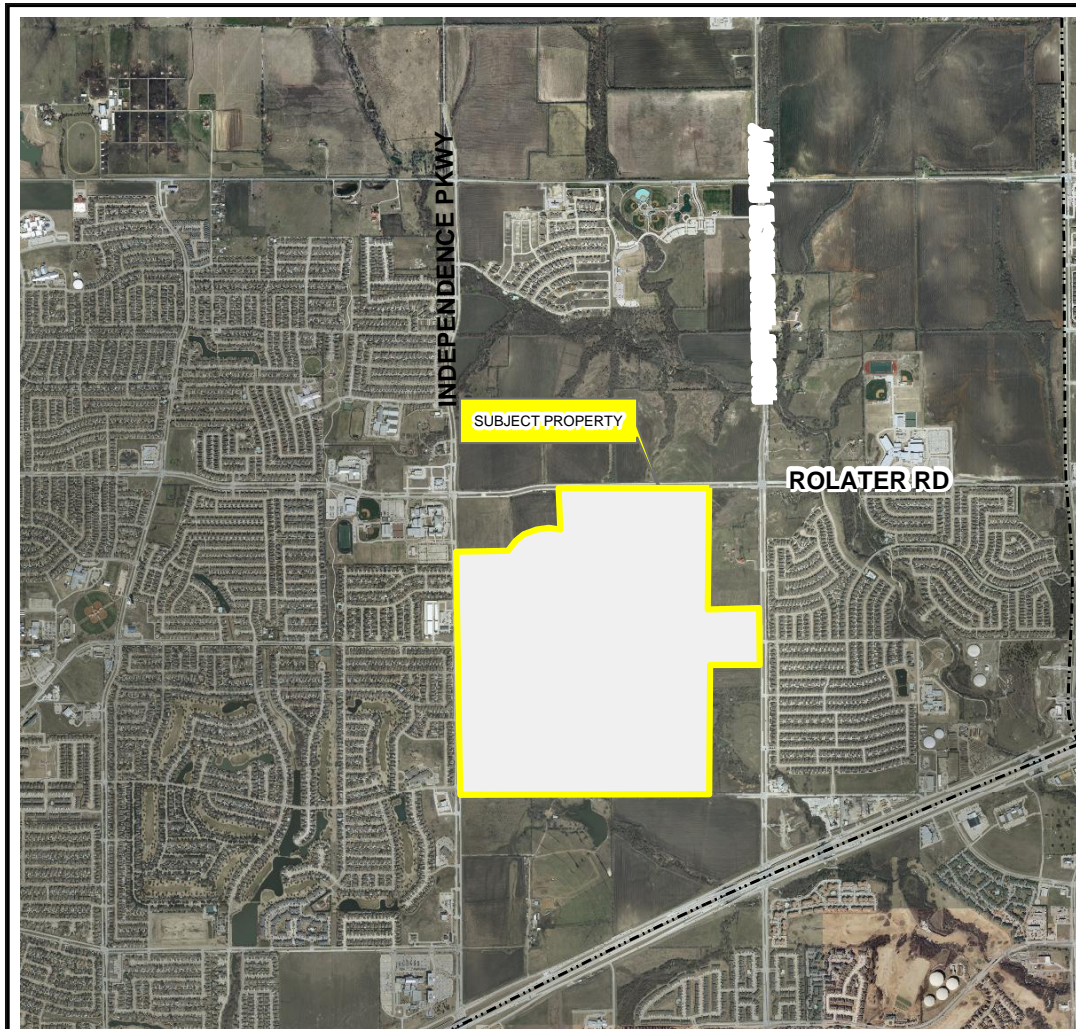
| Product | Allowable Units |
|--------------|-----------------|
| Urban Living | 575 |
| Multi-Family | 360 |
| Townhomes | 600 |
| Total | 1,555 |

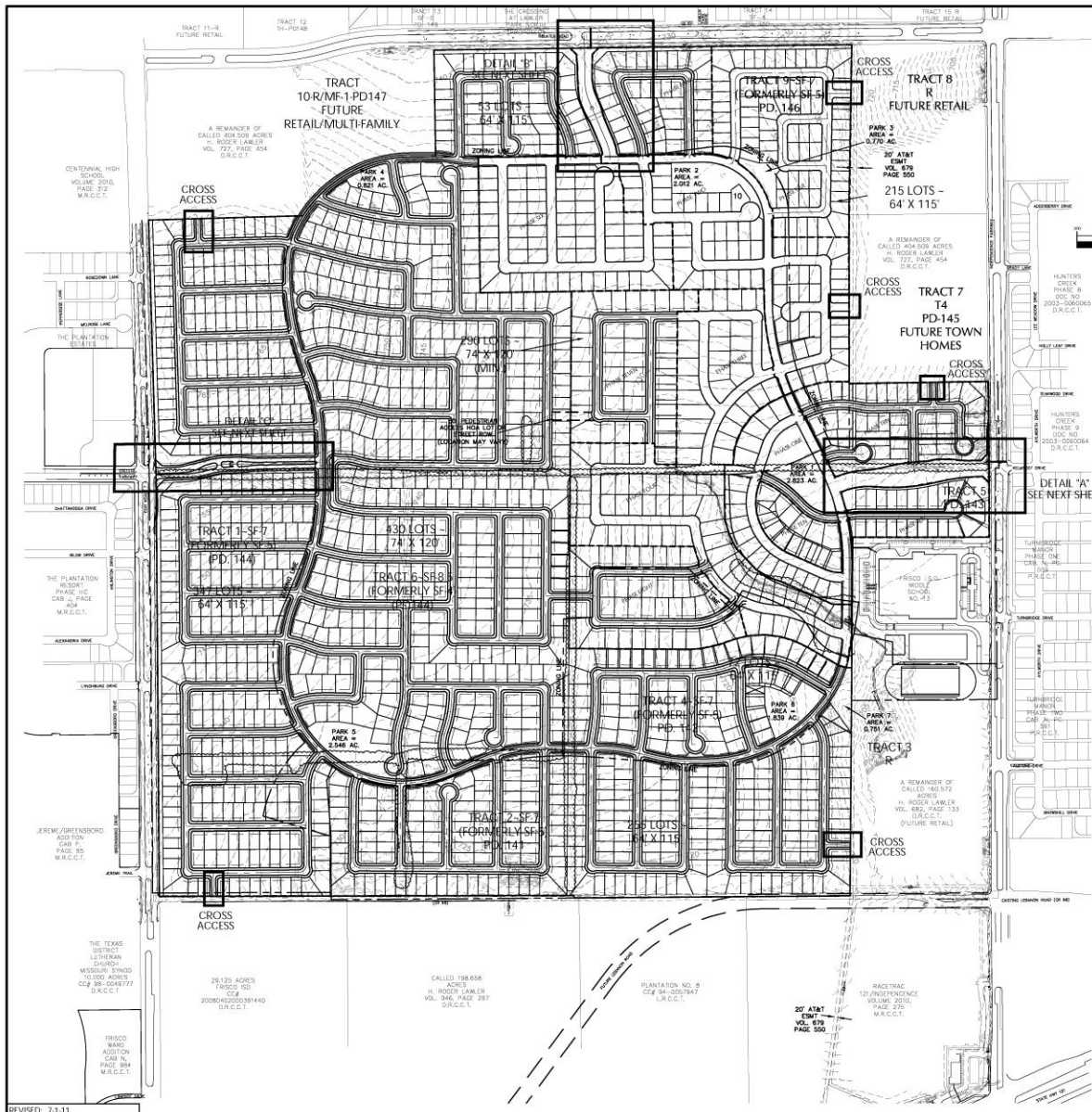
Notes:
 1. Any easements to be established will be identified and proposed at time of platting.
 2. Some roads do not meet City Ordinance design requirements and may be subject to further revision.



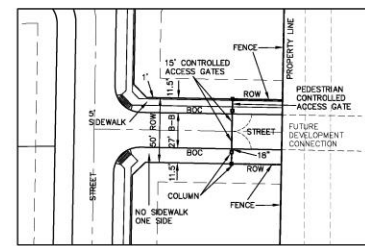
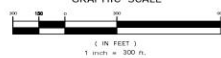
Richwoods

Single Family Gated Subdivision





GRAPHIC SCALE



CROSS ACCESS
TYPICAL DETAIL
N.T.S.

- NOTES
1. LOT COUNT MAY VARY AT FINAL DESIGN.
 2. NO PORTION OF RESIDENTIAL LOTS ON THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS MAP NO. 4800000400 AND 4800000400 DATED JUNE 2, 2008.
 3. ACCESS CONTROL GATES MUST BE INSTALLED IN ACCORDANCE WITH THE FIRE CODE.

1,666 LOTS ~ 506.126 ACRES
EXHIBIT B: SUP 11-0004
RICHWOODS

506.126 ACRES

AN ADDITION TO THE CITY OF FRISCO
JACOB BACCUS SURVEY ~ ABSTRACT NO. 53
TOLA DUNN SURVEY ABST. 261
J.W. FRANKLIN SURVEY ABST. 307
COLLIN COUNTY, TEXAS

MAY 2011 SCALE: 1"=300'

OWNER/DEVELOPER
RICHWOODS DEVELOPMENT, LLC
4050 W. PARK BOULEVARD
PLANO, TEXAS 75093
PH: 214-619-2930
FAX: 214-619-1098
CONTACT: JOHN LONDON

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
3551 Bay Oaks Drive, Suite 200, Plano, Texas 75093
STATE REGISTRATION NUMBER 1299
CONTACT : MICHAEL DOWDEY

REVISED: 7.1.11



PROGRESS IN MOTION



EXHIBIT E-F FOR Z06-0020



1 FRONT ELEVATION
EAST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"

MATERIAL SCHEDULE

- 1 MODULAR FACE BRICK, BODGEWAY
- 2 VERTICAL CORRUGATED
- 3 COVERED PATIO ROOFING
- 4 ROOF FASCIA WITH SINGLE RAY
- 5 ROOFING AND STUCCO TRIM
- 6 STUCCO TRIM - CREAM
- 7 STANDING SEAM METAL ROOFING -
- 8 MEDIUM BRONZE
- 9 GALV. METAL SUPPORT - PAINTED TO
- 10 MATCH BRICK
- 11 BRONZE ALUMINUM WINDOWS
- 12 STONE VENEER, LUDERS BUILDERS STONE, RANDOM PATTERN
- 13 2X 6A GALV. CAP FLASHING PAINT TO MATCH TRIM
- 14 OVERLAP SLIPPER PAINT TO MATCH BRICK
- 15 SOLID METAL GATE - 4X4 LUGS PAINTED RED PD
- 16 MATCH BRICK
- 17 LAMINATED & JOINTS - PAINTED RED TO MATCH
- 18 BRICK
- 19 HOLLOW METAL, DOOR & FRAME
- 20 BRONZE ALUMINUM WINDOW
- 21 WOODEN GLAZED OVERHEAD DOOR
- 22 WROUGHT IRON FENCING PAINTED BLACK

GENERAL NOTES:

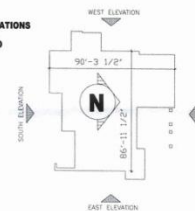
- A. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- B. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW.
- C. WHEN PERMITTED, CARRIES UTILITY BONES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- D. ALL STORAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- E. "ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE BUILDING OFFICIAL."

NOTES:

- ALL FRAMES AND MULLIONS CONTAINING GLASS PANELS SHALL BE ANODIZED ALUMINUM

BUILDING ARTICULATIONS

1. OUTDOOR PATIO
2. CANOPIES
3. PROJECTIONS



TITLE: FACADE PLAN SPFP09-0025

CASA RITAS FRISCO, TEXAS DECEMBER 31, 2009

LOT 3R

BLOCK 1

FRISCO BRIDGES NORTH

CASA RITA'S MEXICAN GRILL

DECEMBER 8, 2009

OWNER

Christopher S. Carroll
2340 W. Interstate 20 #100
Arlington, Tx 76017
817-467-0505

REPRESENTATIVE

Bobby Nowell
2340 W. Interstate 20 #100
Arlington, Tx 76017
817-467-0505

SURVEYOR

Jim Dewey
JDBR Engineers & Consultants, Inc.
2500 Texas Drive Ste 100
Irving, Tx 75062
972-252-5357

APPROVED
APR 28 2010
CITY OF FRISCO
DEVELOPMENT SERVICES

CASA RITA'S MEXICAN RESTAURANT FRISCO BRIDGES NORTH FRISCO, TEXAS

SHEET NUMBER

DATE: 4/28/10
JOB NO: 09020001
DRAWN: PGL
CHECKED: PG

SHEET NUMBER

A2.0

04/08/2010

DATE: 4/28/10
JOB NO: 09020001
DRAWN: PGL
CHECKED: PG



Zoning & Subdivision

Questions?



Development Services

Building Inspections Division



Building Inspections

Responsible for enforcement of codes and ordinances pertaining to construction and land use



Building Inspections

2006 International Building Code

This code applies to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.



Building Inspections

2006 International Building Code

Establishes minimum standards for:

- Structural strength,
- Means of egress facilities
- Sanitation, adequate light and ventilation
- Energy conservation
- Safety to life and property from fire and other hazards
- Provide safety to fire fighters and emergency responders during emergency operations.

With the intent to safeguard the health, safety and general welfare of the public



Building Inspections

2006 International Residential Code

1 & 2-Family Dwellings
Townhomes



Building Inspections

- 2006 International Plumbing Code
- 2006 International Mechanical Code
- 2006 International Fuel Gas Code
- 2006 Energy Code
- 2006 Fire Code
- 2005 National Electrical Code



Building Inspections

Reference Standards

- UL (Underwriters Laboratories)
- ASHRAE (American Society of Heating, Refrigeration, & Air conditioning Engineers)
- NFPA (National Fire Protection Association)
- State & Federal Regulations
- Accessibility
- Contractor Licensing



Building Inspections

Other local ordinances:

- Zoning
- Sign
- Erosion Control
- Seasonal Sales
- Health & Food Safety



Building Inspections

Customer Service Representatives

- 1st point-of-contact
- Issue permits
- Accept permit submittals
- Maintain contractor registrations



Building Inspections

Permit Technicians

- Verify documentation and enter data for all building plans and related permit submittals
- Assign addresses to new subdivisions
- Maintain data for reports
- Review & approve permits for:
 - Accessory buildings
 - Signs
 - Fences / Retaining walls
 - Seasonal sales

Building Inspections

Plan Reviewers

Review plans for new construction (*residential & commercial*) projects, additions, and alterations

- Pre-design meetings with Engineers and Architects for coordination on larger projects
- Provide code interpretations

Building Inspections

Building Inspectors

- Perform field inspections of construction for compliance with plans
- Provide code interpretation & education to field personnel
- Enforce ordinance regarding construction site trash/debris and erosion control



Residential Inspections

- Temporary Power Pole (T-Pole)
- Plumbing Rough-In
- Foundation (Slab)
- Sewer Camera
- Sidewalk and Driveway Approach (Flat)
- Plumbing Top-Out
- Electrical Rough & Mechanical Rough
- Framing
- Insulation
- Drywall
- Masonry
- Plumbing Final
- Electrical Final
- Certificate of Occupancy (CO)

Temporary Power Pole (T-Pole)

- Trades need a place to plug in their extension cords to operate tools



Plumbing Rough-In (PR)



Foundation (Slab)



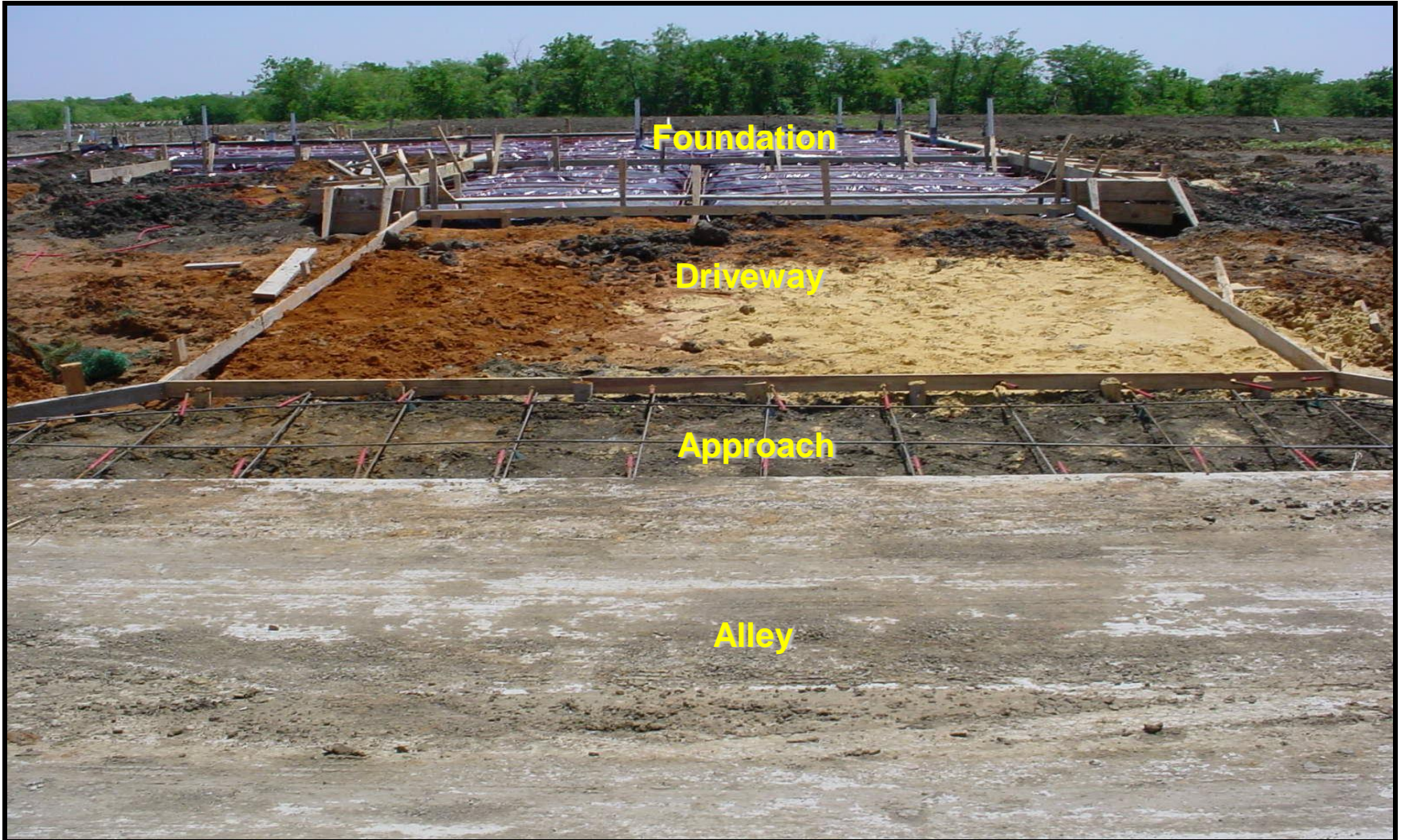
Sewer Camera

- Public Works performs a sewer camera inspection after foundation inspection
- A camera is run through the sewer to check for damage

Flatwork Inspection

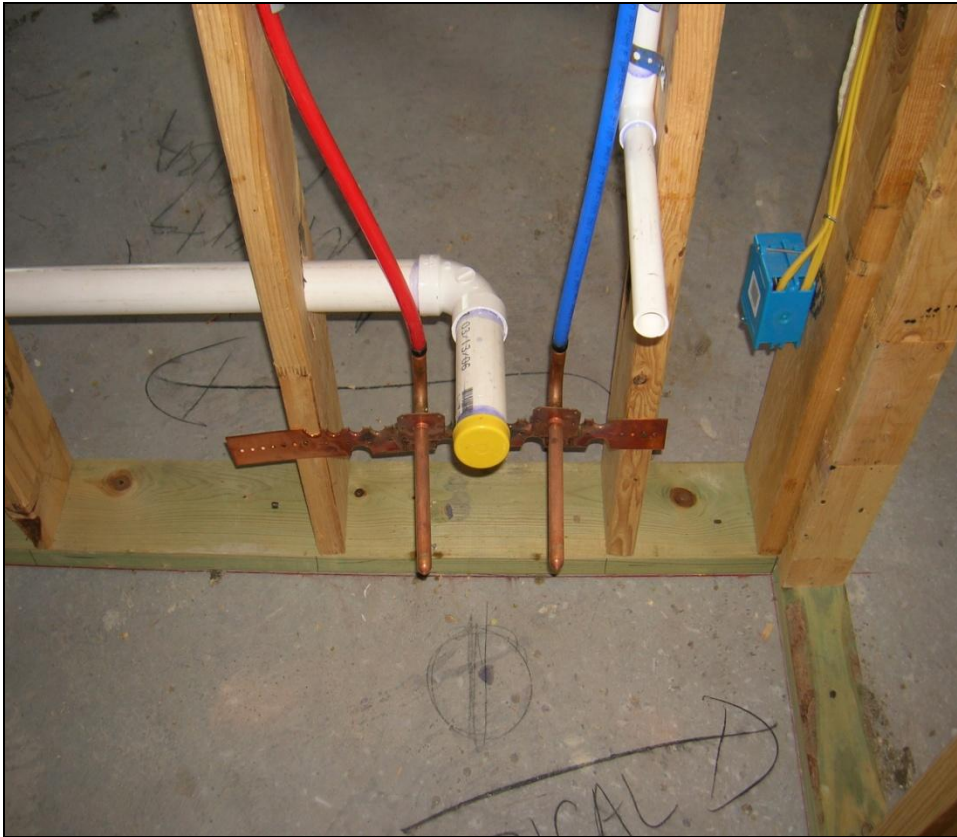


Approach (Flat)



Plumbing Top Out

- Tests are performed on drain, water and gas systems



Bathtub Drain

Second Inspection

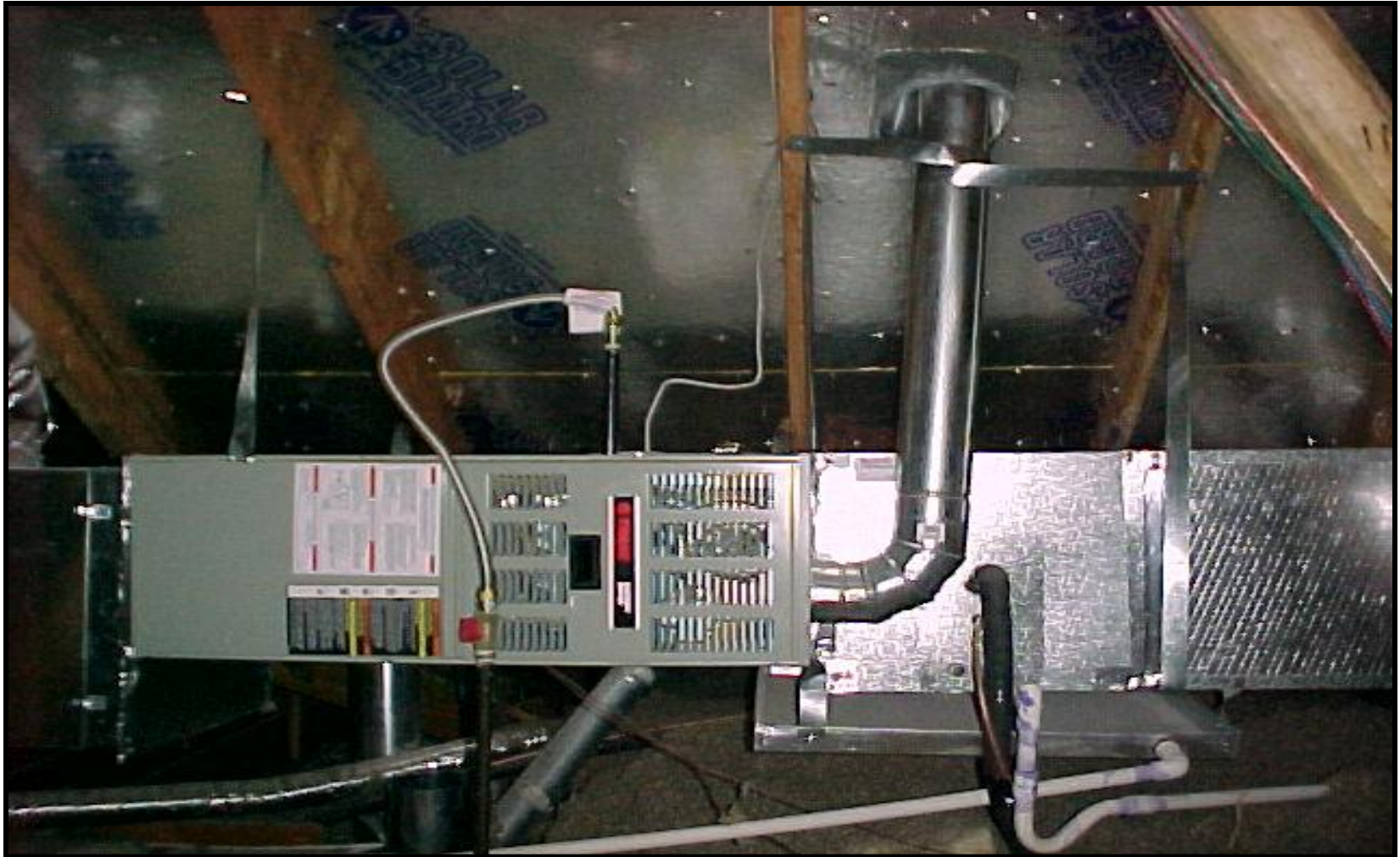
- Framing
- Electrical Rough
- Mechanical Rough
- Fence to contain blowing debris, trash bin and erosion control installed



Electrical Rough



Mechanical Rough



Framing



Insulation



Drywall

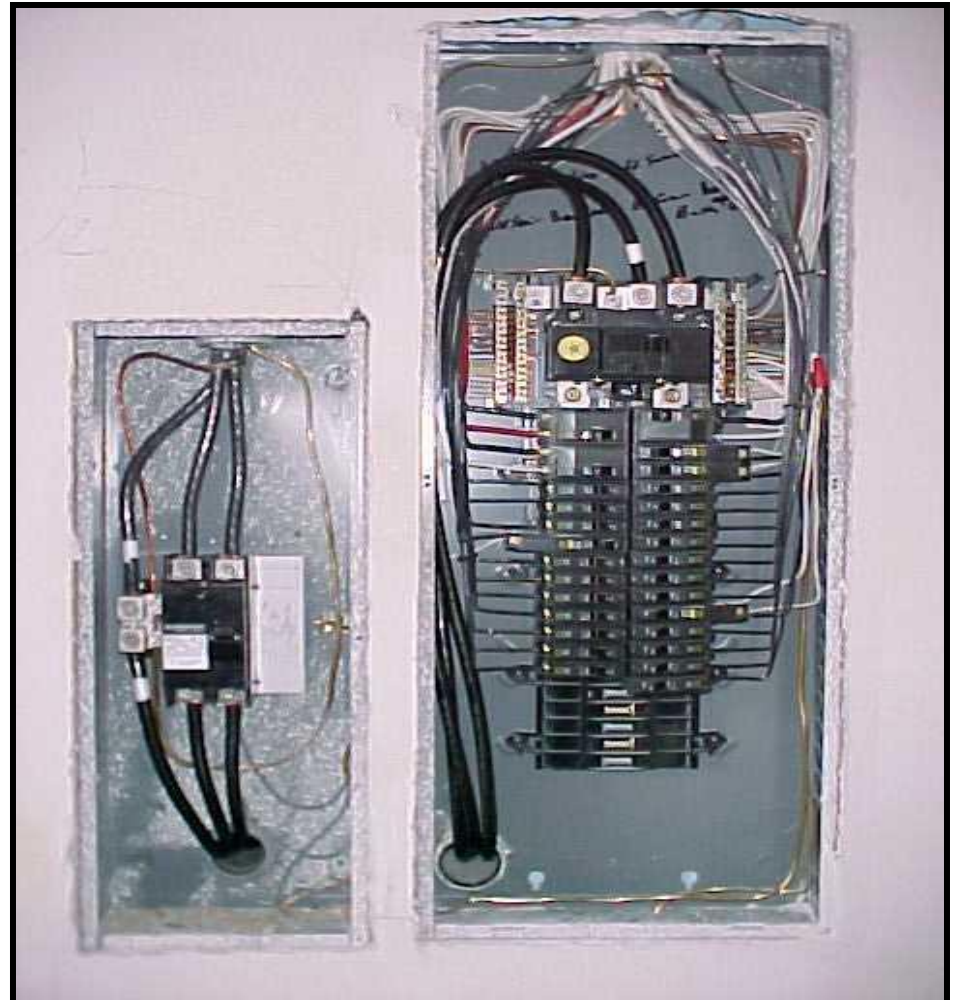


Opening for Master Bathtub

- Check nailing
- Moisture resistant in wet areas
- 1-hour fire rating under stairs and between garage and living area

Electrical Final

- Ensure all outlets and switches have covers
- Check breaker types and sizes
- Release electric meter



Plumbing Final

- All faucets and fixtures are properly installed
- Gas appliances
- Release gas meter



Certificate of Occupancy (CO)

- House is ready to be occupied





Building Inspections

Health & Food Safety Inspectors:

- Inspect food service establishments
- Plan review of new food establishments & pools
- Issue operational permits for semi-public and public pools & perform inspections for compliance with Texas Department of State Health Services requirements
- Monitor for mosquitoes & other potential health hazards
- Enforce smoking ordinance

Building Inspections

Board of Adjustment/Construction Board of Appeals

- Citizens appointed by City Council
- Quasi-judicial board
- Approval of variances
- Appeals of staff interpretations



Building Inspections

Board of Adjustment / Construction Board of Appeals

- Board bound by criteria for considering variances
 - Request does not violate the intent of the ordinance
 - Physical hardship, such as unique shape or topography of the property
 - Hardship not self created
- Variances are not granted for economic or self-imposed hardships



Building Inspections

Board of Adjustment / Construction Board of Appeals

- Approval of a variance requires the affirmative vote of four of the five voting Board Members
- Board decisions are appealed to District Court



Building Inspections

What is a '*setback*'?

The minimum distance a structure may be placed from each of the property lines, may be referred to as setbacks or building lines.

Setbacks or building lines are established by Ordinance.



Area Regulations of Residential Districts

Setbacks and area requirements ensure:

- Dwelling and property maintenance access by owners
- Proper drainage flow to alleviate flooding and/or standing water
- Adequate ventilation, light and separation between structures
- Easement access to above and underground utilities,
 - including meters, pedestals, transformers, etc.
- Emergency access for resident safety



Area Regulations of Residential Districts

Front Setback

Street

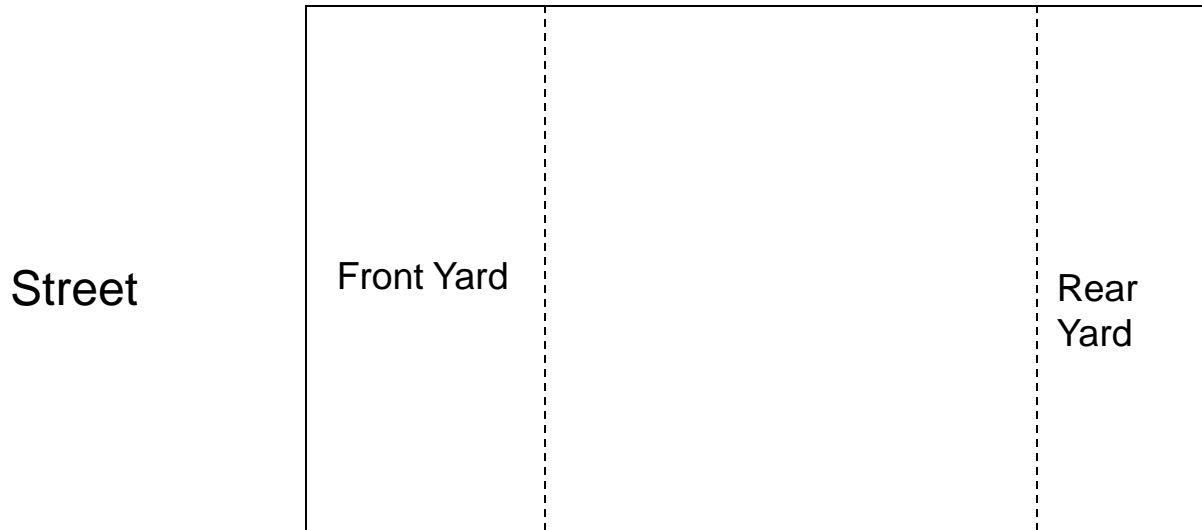
Front Yard

A diagram of a rectangular residential lot. A vertical dashed line runs from the top to the bottom of the lot, dividing it into two sections. The left section is labeled "Front Yard". To the left of the lot, the word "Street" is written, indicating the front boundary of the property.



Area Regulations of Residential Districts

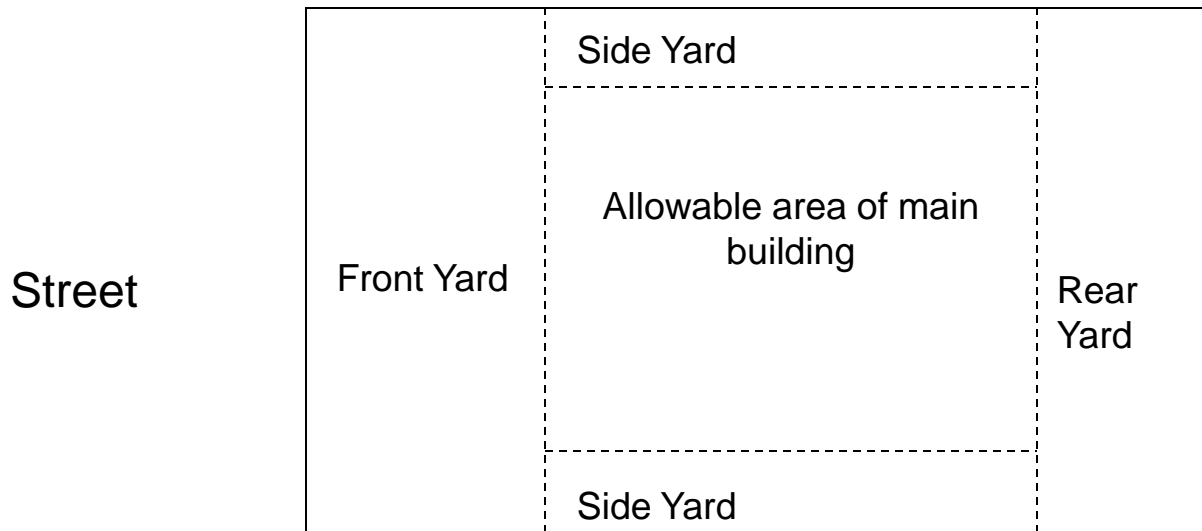
Rear Setback





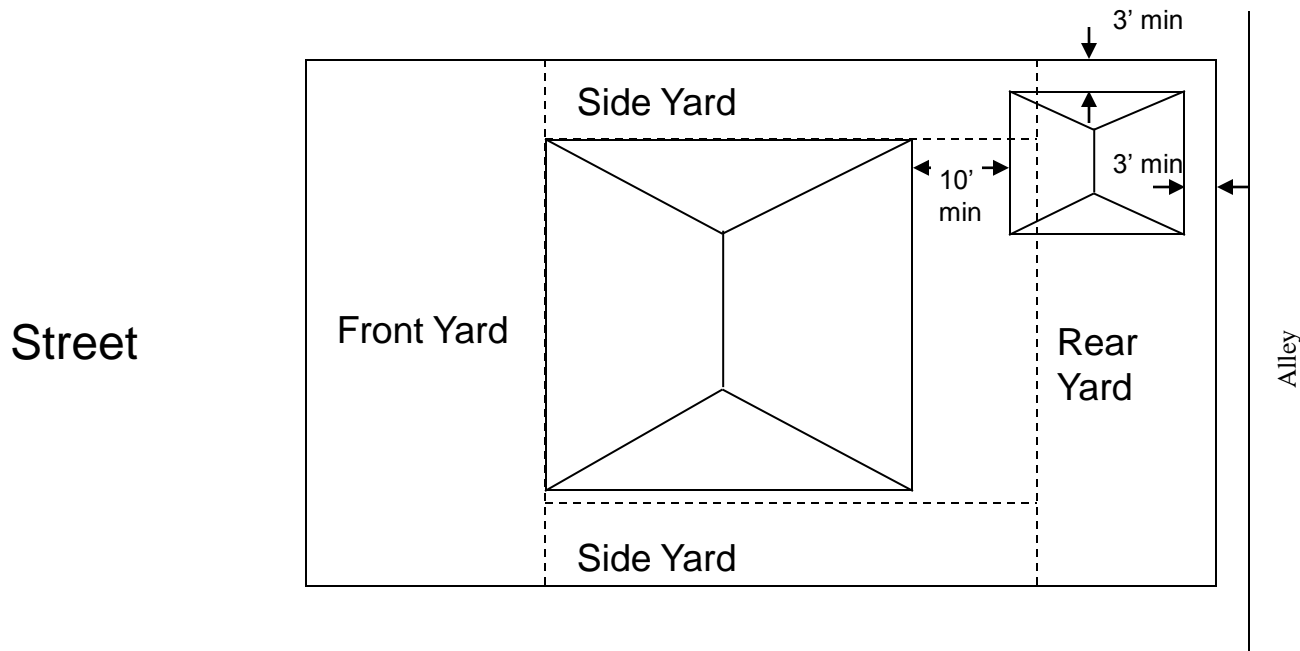
Area Regulations of Residential Districts

Side Setback



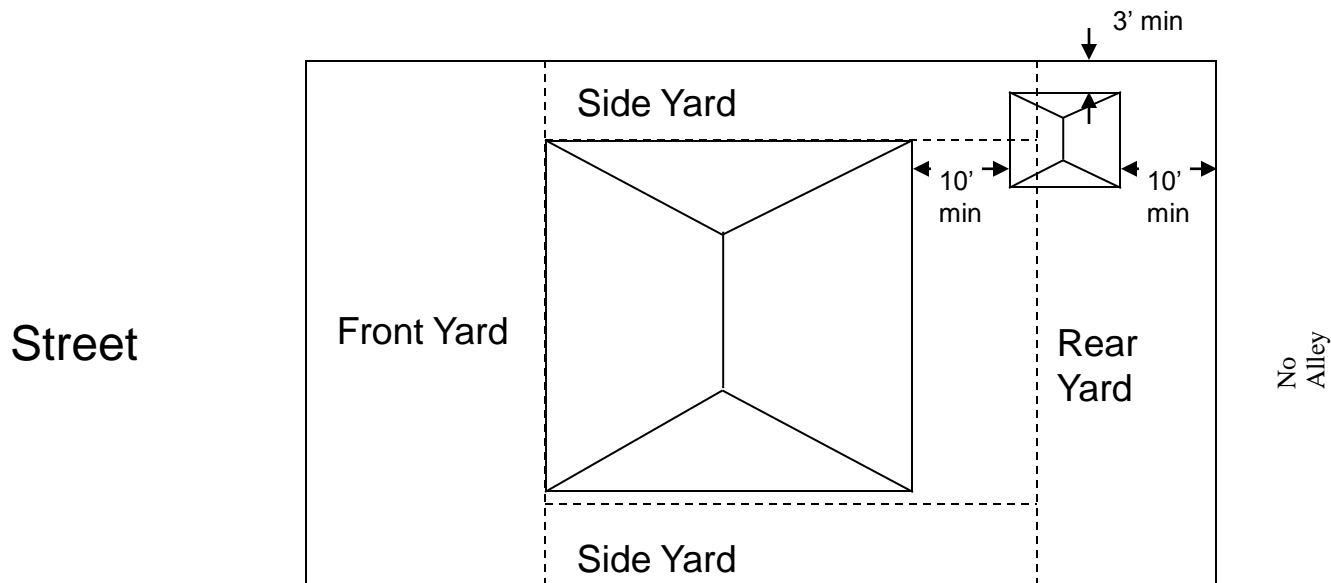
Area Regulations of Residential Districts

- **Allowed Encroachments into Side and Rear Setbacks**
 - Accessory building $\geq 10'$ from main building, may be located no closer than 3' to side and rear yard property lines when alley is present. Fence must also be constructed to same height.



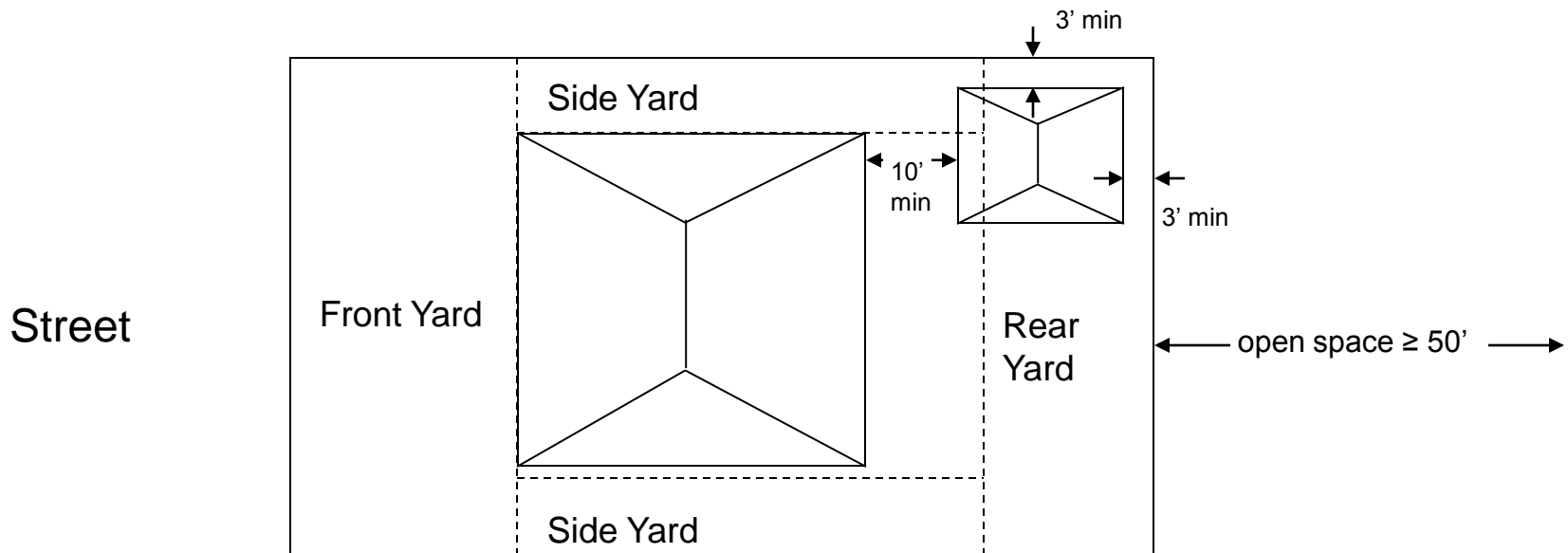
Area Regulations of Residential Districts

- **Allowed Rear Setbacks Encroachment-** Accessory building $\geq 10'$ from main building, may be located no closer than 10' to the rear yard property line when alley is not present.



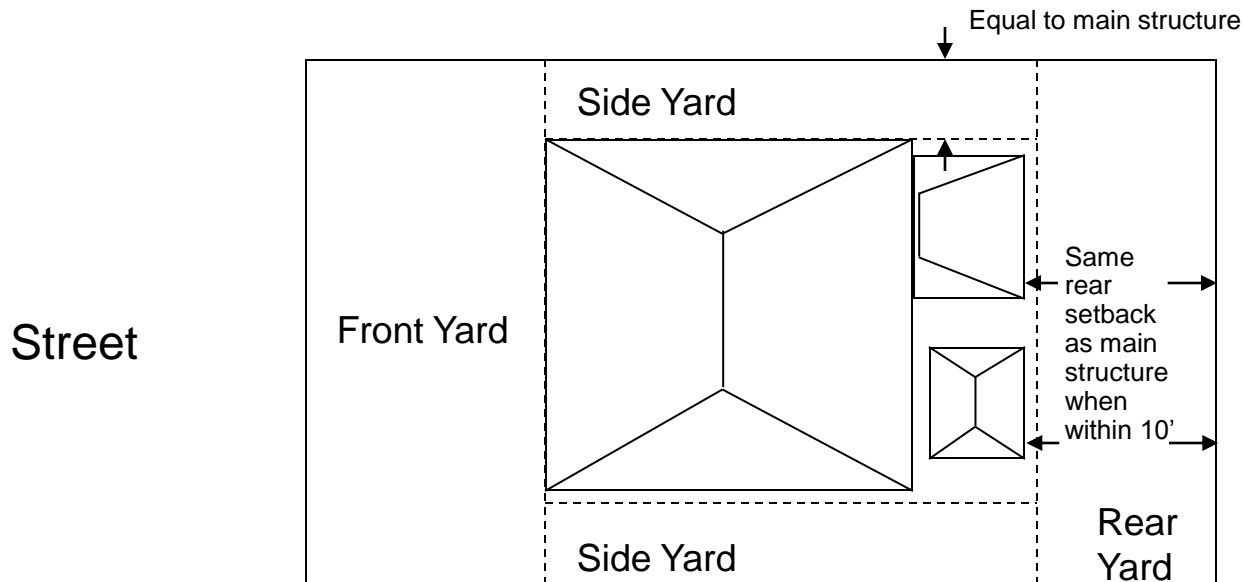
Area Regulations of Residential Districts

- **Allowed Rear Setback Encroachment-** Accessory building $\geq 10'$ from main building, may be located no closer than 3' to the rear yard property line when an open space $\geq 50'$ is present.



Area Regulations of Residential Districts

- **Allowed Side and Rear Setback Encroachments—**Accessory building located $<10'$ from main structure shall have the same setback requirements of the main structure.





Building Inspections

Deed Restrictive Covenants

Many subdivisions have private covenants that may require more stringent building requirements to be reviewed by an architectural committee.

The City does not regulate or enforce civil agreements between residents and homeowner's associations.



Building Inspections

Questions?



Development Services

Code Enforcement / Animal Control Division



Code Enforcement

Protect the public's health, safety and welfare, including property values. Together we can keep the community clean, safe and aesthetically attractive.

Code Enforcement

Code Enforcement receives reports of:

- Tall vegetation / grass (over 12 inches)
- Debris or other litter nuisances
- Substandard or dangerous structures
- Dilapidated fences, arbors & accessory structures
- Home-based business concerns
- Unsecured swimming pools
- Illegal sign placement
- Zoning violations

Code Enforcement

Tall vegetation / grass (over 12")



Code Enforcement

Debris or other nuisances



Code Enforcement

Substandard or dangerous structures



Code Enforcement

Fences, arbors, structures

- Dilapidated, weak, missing pickets, may fall or cause damage
- Compromise vision (visibility, access and maintenance requirements)
- Construction without issuance of a building permit
- Other structural integrity concerns



Code Enforcement

Home-based business concerns

- Signage advertising business on property
- Exterior storage of materials
- Repairs vehicles or appliances of others
- Does not meet other requirements of Home Occupation Ordinance



Code Enforcement

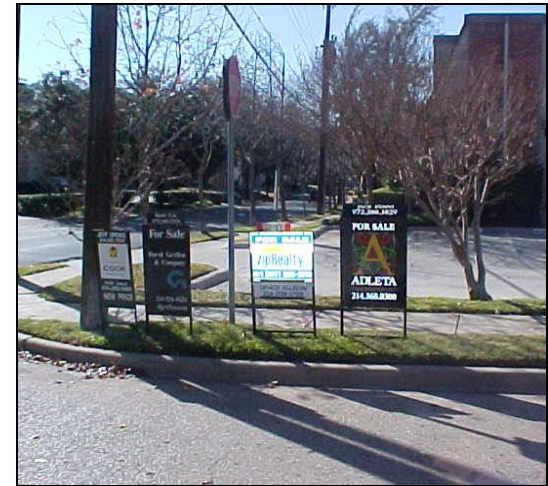
Private residences with swimming pools

- Lacks required pool barrier (fence/gate)
- Stagnant water / odor
- Requires maintenance or repair
- Other private pool-related concerns



Code Enforcement

Illegal sign placement



To report illegal sign placement, please contact non-emergency Police Dispatch at (972) 292-6010. *(A violator's license plate number and vehicle description is helpful.)*

Code Enforcement

Illegal dumping nuisance abatement
after violators have left scene.





Code Enforcement

Other reports:

- Tree limbs / bushes and shrubs compromising a traveled way
- Agricultural-zoned properties or properties used for purpose of planting crops (federally exempt)
- Federal or State-owned properties exempt (i.e., post offices, government agencies)

Code Enforcement

Other reports (*continued*):

- Litter or debris not properly disposed
- Construction or landscape materials
- Appliances
- Other unsightly or unsanitary nuisances



Code Enforcement

Substandard and dangerous structures:

- Occupied – lacks water and electricity
- Abandoned or open wells
- Unsecured buildings that are an attractive nuisance for children, pets or transients
- Other structures that may collapse, not fit for habitation / rehabilitation or may require securing



Code Enforcement

Signage allowed on public property / right-of-way:

- Government awareness signs (burn bans, water restrictions, other similar information)
- Kiosk signs (with permission)
- Traffic control signs (stop, speed limit, etc.)
- Other approved signage by ordinance



Signage allowed on private property:

Political signs

Monumentation & subdivision identity signs

Government event signs (with permission)

Residential real estate & garage
sale signs (private residential
property with owner's permission)

Other signage defined in the Sign
Ordinance



Code Enforcement

Reporting complaints or concerns:

- Anonymous (*subject to Public Information Request*)
- Contact property management company for HOA
- Contact Code Enforcement
- Include address or location
- Explain violation or concern for investigation



Code Enforcement

Voluntary Compliance

Code Enforcement's objective is voluntary compliance from owners who have violations at their property. At times, people have hardships. This may require assistance from community groups, religious organizations, or local businesses. As a last effort, citations will be issued to gain compliance.



Development Services

Animal Control Services



Animal Control

Schedule (Office Hours & Patrol Hours)

- City limits only
- Office hours = M-F, 8am-5pm (excluding holidays)
- Patrol hours = S-S, 7am-7pm (excluding holidays)
- Non-emergency – Dispatch (972) 292-6010
- Life/Safety Emergencies- 911

Animal Control

Office Hours (8am – 5pm)

- General inquiries & information
- Rabies vaccination requirements
- Animal ownership limitations
- Animal Control Ordinance requests
- Report an animal-related concern
- Report a lost or found animal



Animal Control

Trap and Referral Assistance:

- Feral cats
- Small, common nuisance wildlife such as rabbits, skunks, opossums & raccoons
- Stray domestic dogs & cats
- Does not include bobcats, coyotes, beavers, nutria & other wildlife (Texas Parks & Wildlife or private trappers may assist property owners with the removal or relocation)



Animal Control

Animal Control Emergencies:

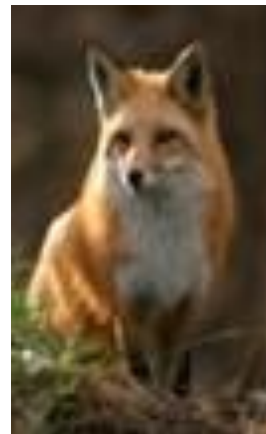
- Bites (*animal-to-human ONLY*)
- ‘High risk animal’ or snake inside a living area (does not include inside of garage or yard)
- Pet exposure to ‘high risk animal’
- Injured/sick animal ‘in sight’ until Animal Control arrives
- Police or Fire assist to contain pet animals
- Livestock ‘at-large’ within City limits, when Police need assistance



Animal Control

High Risk Animals - **STAY AWAY!**

- Bat
- Coyote
- Fox
- Raccoon
- Skunk

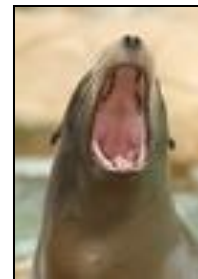


**Rabies is a deadly disease
caused by a virus that attacks
the nervous system**

Animal Control

Animal Nuisances:

- Improper disposal of animal wastes (odors)
- Animals 'at large' / roaming (no restraint device)
- Noise disturbances (frequent, excessive or long continuous barking, howling, crying, meowing, or other noise that interferes with public peace & comfort— Police Department (972) 292-6010



Animal Control

WILDLIFE

Wildlife that lives in the Frisco area.

There is a link to a web video on our website.



This Bobcat was photographed in the Frisco Starwood community.



Animal Control

Questions?

Wrap Up

Why Is It Important?



PROGRESS IN MOTION





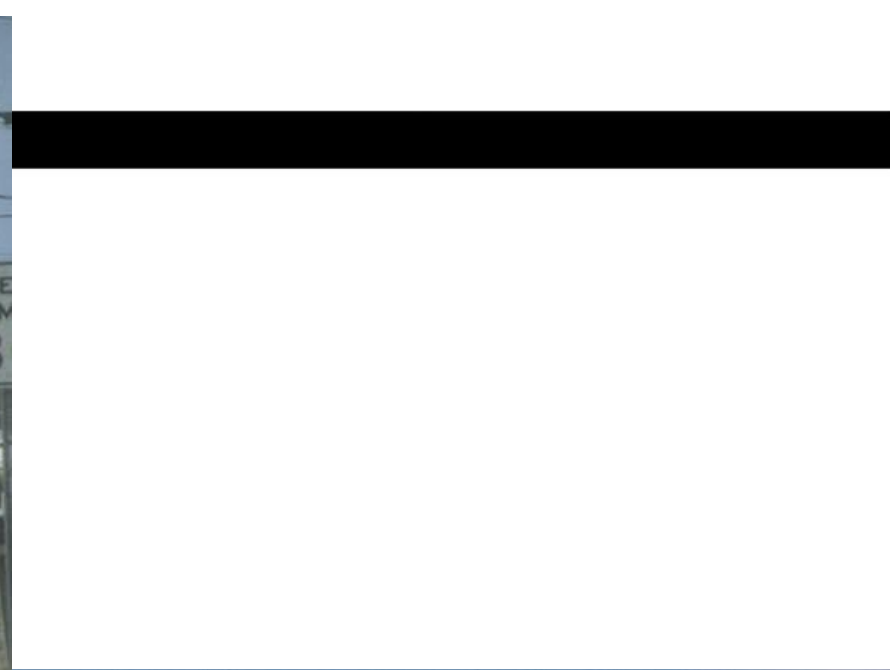
Funding Basic Services

- Sustainable
- Promoting investment
- Long term value
- More likely to survive economic cycles
- Lifestyle impression
- Enhanced living experience
- Distinctive neighborhoods



Three Elements of a Successful City

- A great school district
 - Services (i.e. businesses, amenities, entertainment, city services)
 - Aesthetics – how does it feel?
- Do you want to stay?



Do We Let the
“Market” Dictate the
Look of Our
Community?





Development Services

Final Questions?